**Town of Liberty, Maine**

**Planning Board Minutes**

**December 12, 2019 7:00pm**

**Overlock Room, Town Office**

**Board Members**

Kerry Black, Alternate Betty Lu Davis, Chair Jeff Davis Norm Fuller

Steve Fountain, Co-Chair Don Harriman, CEO Lou Pelletier Kate Valleau, Secretary

**Procedural**

1. Open meeting. Roll call & accept prior meeting minutes.
   * Roll call: Kerry Black (as voting member), Jeff Davis, Steve Fountain, Don Harriman, Lou Pelletier, & Norm Fuller. Kate Valleau & Betty Lu Davis arrive 7:10 & 7:15pm.
   * Motion to accept minutes: Jeff Davis
   * Second the motion to accept minutes: Lou Pelletier
   * Board in favor to accept minutes: 5-0
2. CEO Comment: none

**Applications**

1. Cynthia Cook, 55 Knowlton Shores, Map 19, Lot 42. Mailing address: 355 Wallstown Rd Tenants Harbor, ME 04860. Request to add 10’ x 22’ deck to cottage 86’ from shoreline. Request to remove 5 trees felt to be hazards. Result: applicant was not present for November or December meeting. As the board still have questions, BettyLu will call the applicant to confirm application is still requested.
2. Andrew Jackson, 63 Knowlton Shore, Map 19, Lot 40. Mailing address: 588 Banton Rd Palermo, 04354. Proposed construction to include removal of existing foundation, installing new foundation, construction of new addition, remove and rebuild/relocate deck. Existing septic and well to remain. Result: Accept application as modified, motion to approve as modified: Norm Fuller. Second, Lou Pelletier. Board in favor: 5-0.
3. Jay and Deborah Randall, 209 Knowlton Shores, Map 19, Lots 4 & 5. Mailing address: 150 Morrills Mill Rd. N. Berwick, ME 03906. Proposed construction to remove and rebuild existing decks in new location, add new screen porch, rebuild existing shed (adding 300 square feet) and to install new septic system. Result: Accept application. Motion to approve: Norm Fuller. Second, Jeff Davis. Board in favor: 5-0.

**Public:**

1. None

**Administration**

1. Discussion of Combination of lots per The Town of Liberty Shoreland Zoning Ordinance "Section 12. Non-conformance", paragraph "E. Non-conforming Lots", sub-paragraph "3. Contiguous Lots – Vacant or Partially Built" states: "*If two or more contiguous lots or parcels are in single or joint ownership of record at the time of or since adoption or amendment of this Ordinance, and if any of these lots do not individually meet the dimensional requirements of this ordinance of subsequent amendments, and if one or more of the lots are vacant or contain no principal structure, the lots shall be combined to the extent necessary to meet the dimensional requirements."*    Result: the planning board discussed the topic and unanimously decided it was not something the board could advise on. The Planning Boards suggestion is that legal counsel be consulted.
2. **Adjourn** 
   * Time: 8:00 pm
   * Motion to adjourn: Lou Pelletier
   * Second the motion to adjourn: Jeff Davis
   * Board in favor to adjourn: 5-0