**Town of Liberty, Maine**

**Planning Board Minutes**

 **June 10, 2021 7:00 pm**

**Overlock Room, Liberty Town Hall**

**Board Members**

Betty-Lu Davis, Co-Chair Jeff Davis Steve Fountain, Chair Don Harriman, CEO

Carol McGovern Dallas Parmenter Francis Stewart, Alternate Kate Valleau, Secretary

**Procedural**

1. Open meeting. Roll call & accept prior meeting minutes.
	* Roll call: Steve Fountain, Carol McGovern, Dallas Parmenter, Francis Stewart, Jeff Davis, and Kate Valleau.
	* Motion to accept April minutes: Steve Fountain
	* Second the motion to accept April minutes: Carol McGovern
	* Board in favor to accept April minutes: 3-0, approved.
	* May minutes cannot be voted upon as the two may attendees (BD & DP) are not available. Tabled until July.
2. CEO report on shore-land zone interactions: None

**Applications**

1. Received 4/26/2012. Applicant Cliff Coburn for property owners Jill & Paul Montgomery/Location: 171 Smith Rd Liberty/Map /Lot 12/Mailing address: 171 Smith Rd Liberty. Purpose: removing trees. RESULT:
2. Applicant Jim Rorden 58 Dolloff Rd Monroe, ME 04951 for property owner Patricia Andrade 335 Orchard Lane, Unit 5 Sedona, AZ 86339. Property location 208 Mary Ordway Rd. Proposed construction: New build of 24’ x 20’, 1 story, 1 bedroom bunk house with 1 full bath, will tie into existing well water. Plumbing includes a macerating toilet, tied into existing gravity drain to existing leach field which was designed and built for a 4 bedroom home. Build site is clear of trees. No road building will be done. Applicant and the property owner are both in attendance. Motion to accepted Steve Fountain. Seconded by Dallas Parmenter. Approved 5-0 for limited residential use within the shoreland zone district. Signed permit was handed to applicant.
3. Submitted 5/21. Property owners Charles and Renae Penney 67 Cross Ln, Waldo 04915. Property location Roberts Shore Rd. Map 20, lots 53 and 54. Proposed construction: Clear lots 53 & 54, install a new septic (site evaluation completed on 5/18/21 by Jamie Marple). Level site with gravel, and install a new drilled well. Construct a new structure 28’ x 30’ on concrete slab with frost walls. Electricity is already onsite. RESULT: Charles Penney in attendance. Motion to accept: Francis Stewart, Seconded by Jeff Davis. Vote 5-0. Approved 5-0 for limited residential use within the shore land zone district. Signed permit was handed to applicant.
4. Submitted 5/20. Applicant Jon Paradise for property owners Jon and Kathi Paradise. Mailing address 46 Bartley Ave, Portland ME 49103. Property address 3 Shadow Hill Lane. Tax Map 006-003-B, B4466P68. Proposed construction: Lake cottage still under construction. We propose to add a stamp patio in front of property. We also propose to add crushed rock on the walking path from cottage to dock (approx 115 feet) in order for my wife, who suffered a significant stroke on 2017, to access dock more easily by walking on a more even path. RESULT: motion to approve: Steve Fountain. Seconded by Carol McGovern. Approved 5-0 for limited residential use within the shoreland zone district. Signed permit was mailed to applicant.

**Public:**

1. Email received from Property owner Elise Brown. Dear Planning Board, It is my understanding that my neighbors, J and K Beaulieu (Oak St), whose property abuts mine, are planning on replacing their current mobile home with a modular home and are approaching you for permission to do so. As you go through your approval process, I would like to know if you will also check property line and shoreline set-back requirements for their various outbuildings (2 structures and 1 RV). Thank you, Elise Brown. Answer: The board will review the property line and set back requirements from the information in the application.

2. Kelly Clark looking to purchase the river walk parcel. A building needs to be 75+ feet from the river. If the bridge gave out, can it be replaced? Yes, in the same place. A camper can be left the year <120 days. A septic must be 100+ feet from the river.

**Administration**

1. Select Board inquires if the Planning Board supports an increase of after-the-fact permit fee be increased from $250 to $1,000. The Planning Board discussed and has no concern with the select board increasing the after-the-fact application fee from $250 to $1,000.

**Adjourn**

* + Time: 7:53 pm
	+ Motion to adjourn: Steve Fountain
	+ Second the motion to adjourn: Dallas Parmenter
	+ Board in favor to adjourn: 5-0, Approved.