

## **Minutes of the meeting of the Dixmont, Maine, Planning Board, July 24, 2018**

The Dixmont Planning Board met at the Dixmont Town Office at 7 pm on Tuesday, July 24, 2018.

Present were Planning Board members: Clark Staples, John Devin, Phil Dolan, Garnett Robinson and Lisa York

Also present: Diane McCausland

In the matter of the sale of the property of Diane McCausland

Clark Staples opened the meeting by describing the issue that brings Ms. McCausland before the board. She is in the process of selling her property and has been informed by the buyer's title agent that there is no documentation showing approval for the current boundary lines, claiming that this is an illegal subdivision.

Clark distributed the following materials to the board:

- 1) 1996 Edward Silva Subdivision map approved by the Dixmont Planning Board annotated with the text "lots approved by this plan may not be further subdivided without the expressed, written approval of the Planning Board".
- 2) The 1998 Trustee's Deed transferring lot 3 from Edward Silva to Chris Whitcomb.
- 3) The 2001 Quit Claim Deed transferring lot 4 from Paul and Sandra Thibodeau to John McCausland.
- 4) The 2003 Quit Claim Deed increasing the boundary of Chris Whitcomb's lot 3 (decreasing the size of John McCausland's lot 4) along with a map showing the change in the boundary.
- 5) 2008 Quit Claim transferring lot 4 from John McCausland to Diane McCausland.

The board discussed the chronological order of events, reviewed the documents, reviewed the Dixmont tax map, and discussed the definition of "Subdivision" in Article III of the Dixmont Subdivision Ordinance (as also defined in Title 30-A of the Maine Revised Statutes Annotated §4401 D-6) and determined that, by definition, this transaction was not a further subdivision.

The board voted 5-0 in favor of this decision.

The Board agreed to provide a letter to Ms. McCausland so that she can have it filed with the Penobscot County Registry of Deeds.

Respectively submitted,  
Lisa York, Secretary  
Dixmont Planning Board.