

## **Minutes of the meeting of the Dixmont, Maine, Planning Board, May 8, 2018**

The Dixmont Planning Board met at the Dixmont Town Office at 7 pm on Tuesday, May 8, 2018.

Present were Planning Board members: Clark Staples, Phil Dolan, John Devin, Lisa York and Mark Guzzi. Also present: Lynne Lamstein, Mark Jalbert, and Shannon Randall.

The minutes of the April 10, 2018 meeting were read, approved and placed on file.

In the matter of the Lynne Lamstein Subdivision Application:

Clark Staples presented the survey map and Minor Subdivision Application which was assigned Application Number 2018-001. He stated he will replace the temporary stakes along the property line with rebar by the next meeting.

All members present reviewed the application and maps. Acting Chair, John Devin, completed the Subdivision Checklist. Clarification was needed regarding minimum lot size on which a building can be constructed. After some discussion and research, it was determined that a building may not be constructed on a lot of less than two (2) acres.

Lynne Lamstein paid the \$500.00 application fee and was issued a handwritten receipt. The public hearing was set for June 12, 2018 at 7:00 pm. It should be noted that interested parties left before the board realized the conflict of the primaries taking place on June 12, 2018. The board agreed to hold the hearing on June 13, 2018 at 7:00 pm instead.

The members discussed components of the Notice to Abutters. Lisa will prepare a draft for the members to consider.

In other matters:

Mark gave a synopsis of his research of the farm on Route 7. Due to a history of non-compliance, the farm is regulated as a Confined Animal Feeding Operation (CAFO). Due to environmental concerns, the board determined that more research is needed.

Respectively submitted,  
Lisa York, Secretary  
Dixmont Planning Board