

Minutes of the meeting of the Dixmont, Maine, Planning Board, September 11, 2018

The Dixmont Planning Board met at the Dixmont Town Office at 7 pm on Tuesday, September 11, 2018.

Present were Planning Board members: Clark Staples, John Devin, Phil Dolan, Lisa York, Greg Brodek and Mark Guzzi

Also present: Mark Beal, Peter Polichak, Julie Brown and Bill Brown

Chair, Clark Staples, opened the meeting. The minutes of the July 24, 2018 meeting were read, approved and placed on file.

New Business:

- 1) Mark Beal appeared before the board to discuss the sale of the property located at 533 Moosehead Trail. It came to his attention, as indicated in the Mortgage Loan Inspection Report, that the property may have been previously subdivided without Planning Board approval.

The Board agreed to review the tax maps, deeds or other documentation as may be submitted to make the determination. This matter has been set for the October agenda.

- 2) In the matter of Bill and Julie Brown, purchasers of the property at 378 Simpson Corner Rd, formerly known as Wassookeag Kennels. The Browns appeared before board to start the Site Plan Review process.

Mr. Brown provided some preliminary maps of their plans. The board suggested the map showing the existing conditions and the map showing the proposed development activity be set to the same scale.

The board reviewed the submission requirements and general information needed to proceed with the Browns. Clark Staples will email the Site Plan Review Application so the Browns can complete the application for the next meeting.

Mr. Brown stated his desire to begin the concrete pad and expressed concern that the review process could last until December and by that time it would be too cold.

The board reviewed the plan for the concrete pad and determined the project would be less than 800 sq. ft; whereas the Site Plan Review Ordinance, Section 2, applies to improvements greater than 2,500 sq. ft. Therefore, the Browns would be able to proceed with this aspect of the project. The board cast a vote to determine agreement with the interpretation of the ordinance.

The vote of the board: 5 in favor
1 abstained

The next meeting is set for October 9, 2018 at 7:00 PM.

Respectively submitted,
Lisa York, Secretary
Dixmont Planning Board