

SABATTUS PLANNING BOARD
Minutes – September 29, 2020

Call to order: 7:00pm

Public Attendance:- **Applicant – Chad Sylvester**
 Applicant representative – Jimmy Courbron, Survey Works, Inc.
 Abutters – Ross and Maureen Pearson
 Wales resident – Cassandra Quintal
 Wales resident – Leslie LaFrance

Pledge of Allegiance-

Roll Call:

<input checked="" type="checkbox"/> Raymond Doyon- Chair	<input checked="" type="checkbox"/> Zachary Campbell
<input checked="" type="checkbox"/> James Lowell – Vice Chair	<input checked="" type="checkbox"/> Tonia Curran Arnold
<input checked="" type="checkbox"/> Wayne Heyward	<input type="checkbox"/> (Vacant) Alt 2
<input checked="" type="checkbox"/> Bruce Lovett	

☐ Judy Fournier, Secretary
☒ CEO, Dennis Douglass

Approval Minutes August 24, 2020 meeting-

Motion by **James**: 2nd **Zach**
Vote: vote - **All** in favor

Public Hearing- **Opened at 7:05 PM Closed at 7:20 PM**

Site Plan Review Application – **Sabattus Lake Marina**
 Chad B. Sylvester
 Cove Lane, Sabattus ME 04280
 Tax Map 15 Lot 07 & 08

Jimmy Courbron of Survey Works, Inc., representing Chad Sylvester, gave a presentation of the project.

- 12 slip marina
- Walking path to the dock from the parking area (DEP approved)
- Porto-potty on site at parking area
- Gravel parking area with enough room for 12 spaces and 4 boat trailers
- Army Corps of Engineers and DEP visited site. No additional permits required.

Maureen Pearson – Abutter – Questions to applicant/representative

- What is the season?
 - Closed November 1st through April 1st
- Does the road status change on Cove Lane from private?
 - No. The road remains a Private Way
- Are the slips rented weekly, monthly, yearly?
 - Yearly seasonal rental
- Will there be employees?
 - No plans for employees at this time
- Will there be tree cutting?
 - Any cutting will be done within shoreland regulations
- Will there be lighting/posted hours?
 - No lighting being proposed. Hours will be from dawn to dusk
- Is there a maintenance schedule for the porto-potty?
 - This will be maintained based on usage

Questions from public

- What permits are still pending?
 - No additional permits are pending outside of the Planning Board approval

- An Environmental study is not required?
 - Not according to DEP. It is a seasonal operation.
- What material will the dock be made from?
 - Undecided but will be from an approved material for the use being applied
- Is there a maximum boat size?
 - The boats must fit the slip. 21' or shorter
- Is there any signage being proposed?
 - No signage at this time
- Will there be trash removal?
 - No plans on trash removal. Renters will be required to remove their own debris

Unfinished Business- Sabattus Lake Marina

Motion to accept by Bruce, 2nd Wayne, Vote All In favor

- Sabattus Lake Marina has been approved as submitted.

Code Enforcement Business- None

Planning Associate Business- None

Other Business

Comments from the Board and/or floor: -- All new Applications need to be brought to Planning Board before the 15th of each month for timely processing.

- Next Meeting would be October 29, 2020 at 7pm

Motion to adjourn meeting 7:30 pm,

Motion by Wayne: 2nd James

Vote: Unanimous All in Favor

Just a Reminder only Members allowed to vote. Alternates may only vote if 1 or 2 members are absent