

SABATTUS PLANNING BOARD

Minutes – January 25, 2022 – Call to order 7:00PM

1 person in attendance – Jon R Mennealy, Sabattus Recreation Club

Election of officers:

Chair: Raymond Doyon
Vice Chair: James Lowell

Wayne Heyward made motion, 2nd Zachary Campbell – Vote All in Favor 3-0

Roll Call:

x - Raymond Doyon- Chair

Exc - James Lowell – Vice Chair

x - Wayne Heyward

Absent - Bruce Lovett

x - Zachary Campbell

Absent - David Grenier (Alt 1)

x - Clem Kerr (Alt 2)

X - CEO, Dennis Douglass

Minutes – Minutes of November 23, 2021 – *Approved as submitted. Zach motion, Wayne 2nd – Vote All in Favor 3-0*

Public Hearing- None

Unfinished Business- None

New Business –

Timber Harvesting provisions – Shoreland Zoning

- Status with Maine Forest Service

Code Enforcement Officer, Dennis Douglass, explained Option 1 and Option 2 to the planning board members. Sabattus is required to adopt one of the two standards in regards to administering Timber Harvesting in Shoreland Zones.

The Planning Board chose Option #1. Repeal local Timber Harvesting in Shoreland Zone ordinance language and give all responsibilities to the Maine Forest Service.

The information and request for option #1 will be sent to the Town Manager for final action at the annual Town Meeting.

Conditional Use application – Rear Lot

- Division of existing lot – 77 Middle Road

Code Enforcement Officer, Dennis Douglass, presented a survey plan for a Rear Lot provided by Martin Land Surveying, LLC for Robert W. Raymond of 77 Middle Road, Sabattus Maine.

Planning Board approved the plan for a Conditional Use Permit and scheduled a public hearing for February 22, 2022.

Crowley Road Solar Project

- Request for extension

Code Enforcement Officer, Dennis Douglass, presented a request for an extension of the approved Crowley Road Solar Project. TRC Companies submitted a letter requesting an extension of the solar farm project from July 23rd, 2022 to July 23rd, 2023.

The letter submitted included slight changes to the original approved plans. The planning board reviewed the changes and agreed they do not change the validation of the original approval.

Zach made a motion to approve the extension request. 2nd by Wayne Heyward. Vote All in Favor 3-0

Code Enforcement Business- Draft ordinances being worked on for consideration:

- Rear Lot ordinance update - *The Selectmen have not had a chance to submit comments yet. Ray Doyon pointed out a couple of minor revisions to the language. Another draft will be presented with revisions at the next scheduled meeting.*
- Noise ordinance update - *The Selectmen have not had a chance to submit comments yet. Ray Doyon requested the section on fines refer to the Fee schedule. Another draft will be presented with revisions at the next scheduled meeting.*

Planning Associate Business- Preliminary discussion with the Sabattus Recreation Dept. on plans for recreation ball fields.

Jon Mennealy presented a concept for new Sabattus Recreation Club ballfields to be built on land located off Waterman Drive.

With a combined effort from landowners, surveyors, volunteers and assistance from the Town, the Sabattus Recreation Club would construct a baseball/softball field and two other soccer/mixed use fields. This project is in the preliminary stages. A surveyor is currently working on the land layout so appraisals can be completed. The planning board will be included in updates as the project moves forward.

Other Business – Zach made a motion to adjourn. 2nd by Wayne Heyward. Adjourned 7:34pm.

- **Next meeting is scheduled for February 22, 2022 at 7:00pm at the Town of Sabattus meeting room.**