

**SABATTUS PLANNING BOARD**

**Minutes**

**January 23, 2012- SABATTUS TOWN HALL-7pm**

**Call the meeting to order: at 7 pm**

**Public Attendance: Kira Lacombe, Justin Hardt, Jane Eden Guthro, Dave Guthro, George Courburn**

**Pledge of Allegiance**

**Roll Call:**

Rick Lacombe, Chair-07

David Gilbert, Vice -09

Raymond Doyon – Member-09

William Lee-Member-09

Jeffrey Baril- -10

Jean Paul Curran -11 Alternate

Judy Fournier, Secretary-09

Chris Morin -11 Alternate

CEO, Steve Lebrun

**Appointment of New Chair & Vice Chair for 2012-**

Motion for Chair **Rick Lacombe** by: David 2<sup>nd</sup> Ray

Vote: Unanimous or  yes  no (list)  abstain (list) absent- Chris

Motion for Vice Chair-**David Gilbert** by: Bill 2<sup>nd</sup> Ray

Vote: Unanimous or  yes  no (list)  abstain (list) absent- Chris

**Agenda Adjustments- --**

**Approve the minutes** from November 26th meeting, 2011 (Can only be Rick, David, Jean Paul)

Motion by: David 2<sup>nd</sup> Jean Paul

Vote: Unanimous or  yes  no (list)  abstain-Jeff (list) absent- Chris

**Old Business:**

1 **Sign Findings of Fact for CW Ames— Signed by All who attended onsite**

2. **Out of Reg meeting -**

**Open Public Hearing for Jane Eden Guthro 7:15 pm-**

Motion by: David 2<sup>nd</sup> Bill

Vote: Unanimous or  yes  no (list)  abstain (list) absent- Chris

**Discussion:** Schematic of all the trees to be cut down given at meeting.

**Conditions to be met:** To remove 3 hemlock trees and replace w/12 trees.

Need to touch base w/the Water Sewer Dept regarding the lines to the home.

**Back to regular meeting. \_7:21\_pm**

Motion by: \_Jeff\_ 2<sup>nd</sup> \_David\_

Vote: Unanimous or \_x\_ yes \_\_\_no (list) \_\_\_abstain (list) absent- Chris

**Shore land Zoning Permit application-**

3 letters of recommendation for Jane from abutters

Owners are: John Leite, Judith Lavers, Leslie Cook, they could not attend meeting.

Jane Eden Guthro for property at 110&112 F Sanborn Rd.

Proposing to combine her existing 1story residence w/the 604sq ft of the demo residence to construct a 26.4 ftx50 ft one story residence.

**Discussion: Jane discussed why she wanted to add on. Application was reviewed w/board during the meeting w/George Courbron, all in orders(copies of deeds, site maps, soil surveys, shoreland zoning permit, erosion control) Minimum amount of trees to be cut. DEP permit given to Codes officer. This new building will be a Modular from Henrys Homes, porch of 8’x50’ missing on the left side of the diagram.**

**Only members allowed to voted (Dave,Rick,JP)**

**Onsite: (Members Present) Ray, David,JeanPaul Rick, Steve**

**Only concerns regarding the onsite were the amount of trees that need to be removed. There will be a plan submitted to the PB showing all existing trees, and another showing removal. One neighbor showed up for onsite and did not have**

**Discussion :** for December 10 @7am-

**Fees:** Application of **\$540.00** -Paid at Nov meeting.

**Motion for complete application**

**Motion** by:\_David\_ 2nd by\_Jean Paul\_\_\_\_\_

Vote: Unanimous or \_x\_ yes \_\_\_no (list) \_\_\_\_\_abstain-Bill & Jeff (Absent)-Chris

**Will have findings of fact to sign at February 27<sup>th</sup> meeting.**

**New Business-**

**Kira Lacombe**

Kira would like to open a Child Care Facility out of her home. She will use her finished 2 car garage as the main area for the children. The only other room in the house that will be used will be the bathroom. A sign is the last step before becoming licensed with the State of Maine.

**Discussion: To be heated w/Rinnai Heating Propane, Fire Marshall & State have inspected home, last step is planning board.**

**Onsite: Date:**Feb 11 @ 7am

**Motion** by:\_Jeff\_ 2nd by\_David\_

Vote: Unanimous or \_x\_ yes \_\_\_no (list) \_\_\_\_\_abstain (Absent)Chris

**Fees:** Application \$250.00,Onsite\$100.00,Public Hearing notice \$30.00, Abutters list \$80.00- Total due is \$ 460.00-Paid cash at meeting Jan 23<sup>rd</sup>.

**Jean-Paul Curran to step down \_7:35pm as he is the next new Business**

Motion by: Jeff\_ 2<sup>nd</sup> David

Vote: Unanimous or \_yes \_no (list) \_abstain (list) absent- Chris

Review Variances Old & New,

**Board Motions to table until February 27<sup>th</sup> meeting for different writing on variance pertaining to paving & escrow act.**

Motion by: \_Jeff\_\_ 2<sup>nd</sup> \_Rick\_\_

Vote: Unanimous or \_yes \_no (list) \_abstain (list) absent- Chris

**Jean-Paul Curran steps back to table \_7:58pm**

1. **Jean Paul Curran** requesting an amendment to an approved subdivision of Temple Wood, requesting Planning Board approval for a variance for Road Reconstruction.

Fees-\$125.00 Collected 10/24/11

Discussion-.

Gave a variance for Tarring until next spring, unable to do at this time deadline to tar past Oct 15 deadline.

Jean-Paul, Gave a hardship letter. Need Escrow Act set up with financial institution, and has one w/the Town, Need a date of completion. Letter signed by the board and notarized.

10/24/11 Tabled until all written request submitted & signed by board members

**Comments from the Board and/or floor: --**

**House Keeping:**

**Other:** Next Meeting: February 27<sup>th</sup>, 2012

**Adjournment \_8:02\_\_ pm,**

**Motion** by: \_Bill 2<sup>nd</sup> by \_Ray\_\_

Vote: Unanimous or \_yes \_no (list) \_abstain (Absent) - Chris