

SABATTUS PLANNING BOARD
Minutes
November 28, 2011- SABATTUS TOWN HALL-7pm

Call the meeting to order: at 7:07pm

Public Attendance: Claudette Curran, Conrad Dube, Michelle Ames, Chris Ames, Jane Guthro, Richard Valentine, George Courbron, Julie Barfelleur, Michel Curral

Pledge of Allegiance

Roll Call:

☒ Rick Lacombe, Chair-07
☐ Raymond Doyon – Member-09
☐ Jeffrey Baril- -10
☒ Judy Fournier, Secretary-09
☒ CEO, Steve Lebrun

☒ David Gilbert, Vice -09
☐ William Lee-Member-09
☒ Jean Paul Curran -11 Alternate
☐ Chris Morin -11 Alternate

Agenda Adjustments-

Approve the minutes from October 24th meeting, 2011

Motion by: ☐ David ☐ 2nd ☐ Jean-Paul

Vote: Unanimous or ☐ 3 ☐ yes ☐ no (list) ☐ abstain (list) absent- Ray, Jeff, Bill, Chris

Old Business:

1 Sign Findings of Fact for SPRQ— Signed by Rick, David & Jean-Paul

2. Open Public Hearing for CW Ames 7:15 pm-no public attendance present for this

Motion by: ☐ David ☐ 2nd ☐ Jean-Paul

Vote: Unanimous or ☐ 3 ☐ yes ☐ no (list) ☐ abstain (list) absent- Ray, Jeff, Bill, Chris

Discussions- Looked at new plans, also stated will be have Max # of inspections from the state to inspect when complete

Back to regular meeting. 7:19 pm

Motion by: ☐ David ☐ 2nd ☐ Jean-Paul

Vote: Unanimous or ☐ 3 ☐ yes ☐ no (list) ☐ abstain (list) absent- Ray, Jeff, Bill, Chris

cont. C.W Ames- Submitted application for:

a) Add a 16'x40' office on metal building already existing @575 Middle Rd Moving office of Henrys Mobile homes to this location.

b) second part of application to be postponed until the Spring-disregard at this time.

Completed application approved Oct 24, 2011

a) Discussion: Cold Storage at this time, new addition will have radiant heat.

b) Onsite waived Oct 24, 2011 as it will be inspected by a 3rd party from the State due to being commercial lot, paperwork will be submitted to CEO

c) Collected fees, -Total of \$425- Oct 24, 2011

Permission granted to pour concrete Oct 24, 2011 now as the weather is getting colder and needs to be poured soon.

Motion For Final Approval: Findings of Fact ready for Jan Meeting to be signed.

Motion by: _Jean-Paul 2nd David

Vote: Unanimous or _3_ yes ___no (list) ___abstain (list) absent- Ray,Jeff,Bill,Chris

New Business-

Motion to move: As not enough members present.

Motion by: _David 2nd Rick

Vote: Unanimous or _3_ yes ___no (list) ___abstain (list) absent- Ray,Jeff,Bill,Chris

Jean-Paul Curran to step down _____pm as he is the next new Business

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 -No

Motion at this time.

Motion to approve amendment signed by all board members as of 11/8/2011

Motion by: _____ 2nd _____

Vote: Unanimous or ___ yes ___no (list) ___abstain (list) absent- Ray,Jeff,Bill,Chris

Jean-Paul Curran steps back to table _____pm

2. Shore land Zoning Permit application-

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. The Town of Sabattus allows combining the footprints of both lots for 1357sqft(does not include the allowed additional of 30%) The total allowed is above the proposed 1320sq ft for 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.

Onsite: Date: for December 10 @7am

Motion by: _Dave____ 2nd by _Jean-Paul____

Vote: Unanimous or _3_ yes ___no (list) _____abstain (Absent)- Ray,Jeff,Bill,Chris

Fees: Application\$250.00 Onsite\$ 100.00, Public Hearing notice \$30.00, Abutters list \$160.00 total due is **\$540.00** -Paid at meeting.

Motion for complete application

Motion by:_David____ 2nd by _Jean-Paul____

Vote: Unanimous or _3__ yes __no (list) ____abstain (Absent)- Ray,Jeff,Bill,Chris

3. Conrad Dube requesting to extend Glenview Drive.

To either have 2 exits or having a common driveway form Dube Drive, by 143 Dube Dr. And not have it connected to Glenview Dr.-

Discussion-Roads were preapproved back in 1990 to ext to certain point for Common Drive. At this time, board requests that the roads are now to be built up to codes & Town Standards and to be Paved.

No other discussion regarding this. As Conrad Dube did not want to pave at this time.

Comments from the Board and/or floor: --

House Keeping: No Meeting in December

Other: Next Meeting: January 23, 2012

Adjournment _8:09__ pm,

Motion by:_David____ 2nd by _Jean-Paul____

Vote: Unanimous or _3__ yes __no (list) ____abstain (Absent) - Ray,Jeff,Bill,Chris