

Planning Board
May 19, 2021

The May Planning Board meeting was called to order at 7:03 p.m. In attendance were Ted Gerber, Ray Merrill, Chairman Colin Holme, and Recording Secretary Cindy Kimball, along with Code Enforcement Officer John Bell. Nick Archer joined later at 7:45 p.m.

The first item on the agenda was a review of the April minutes. Colin noted one typo error. Ted made a motion to accept the minutes as amended. Ray seconded the motion and the vote was 3-0 in favor.

The second item on the agenda was Juliette Cannon and Joe Siviski, attorney representing Juliette, with a proposal to create a campground off Blackguard Road. She described the project as a network of horse riding trails with meadows and forests already in existence and she wanted to develop the back of the lot into a campground that would hold nomadic teepees, with a gravel access road and parking. There will be minimal disturbance of the land and a state campground permit will be obtained. There will also be a portable restroom/shower facility available which is on wheels and can be relocated easily. Maximum capacity would follow COVID-19 guidelines. The campground will be seasonal to start, with the option to be year round in the future. The PB discussed who would be allowed to use the trails, overnight guests only or daily riders, will there be enough parking for trucks and trailers, and can people using the ATV trails have access to the campground. Joe Siviski, who was accompanying Juliette, discussed the teepees as being 12' - 20' in size, purchased from an online site. There was discussion regarding a parking area they want to develop for current users of the trails who are ATV and snowmobile riders adjacent to and around the Jewell and Keene lots. This parking lot would only be accessible by those who pay for a parking pass yearly. Colin advised her to prepare a site plan review package as outlined in the site plan review ordinances, including a map, and return to the PB for review.

The third item on the agenda was a review of Tom Murch's SZ issue. His plan is to build a new convenience store at the P&K Gas site but after 2 extensions to his permit, he has failed to comply with permit regulations. The PB, in April, referred him to the Appeals Board (AB) after turning down

his request for another extension on his permit. The AB approved a 2 year extension to his permit, but a later review by the Maine DEP found that the AB couldn't approve his application because the town's ordinance guidelines are stricter than the state's. Colin asked if we need to change our ordinance for non-conforming use of existing structures to meet the state's guidelines or keep them as is. The PB will research existing commercial properties in town to determine if there is a need to change the town's ordinance.

The PB tabled the Futures item on the agenda.

New business - Colin asked if people are ready to meet in person or keep using zoom as the platform for meetings. It was decided to still use zoom.

Ray made a motion to adjourn at 8:20 p.m. Nick seconded the motion and the vote was 3-0 in favor.

Respectfully submitted,