

# Town of Manchester - PLANNING BOARD

## MINUTES

JUNE 7, 2016, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

|                          |                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING CALLED BY</b> | Leon Strout-Chairman, Jim Pelsor, Charlie Hippler, Jeff Reardon, Tom LeVeen, Stephanie Daggett Nichols and Therese Gay                                             |
| <b>MEMBERS ABSENT</b>    | All Members Present                                                                                                                                                |
| <b>TYPE OF MEETING</b>   | PLANNING BOARD                                                                                                                                                     |
| <b>SECRETARY</b>         | Debbie Southiere                                                                                                                                                   |
| <b>ATTENDEES</b>         | Keegen Ballard, Mike Lane, Paul Crowley, Malcolm Lyon, Jim Katsiaficas, Mary Dennison, Sid Rao, Christina Rao, Robert Rainey, Khanh Vo, John Blouin, and Troy True |

## CEO REPORT

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>WRITTEN</b> | Looked into a complaint concerning Jason Black. Mr. Black was cleaning up the overgrowth on his property. He is planning on replanting new trees and shrubs. |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Site Visit

|  |                |
|--|----------------|
|  | No Site Visits |
|  |                |

## Agenda topics

### **Arrowhead Landing, LLC Action on Decision from Board of Appeals**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DISCUSSION</b> | <p>Mary Dennison, representative of the residents of Arrow Head Landing spoke on behalf of the residents. She outlined the decision from the Board of Appeals. She stated that this time was just to get the decision from 02-16-2016 in writing.</p> <p>Mr. Katsiaficas asked Mary Dennison and Michael Lane, representative for Arrow Head Landing, LLC. if anyone was opposed to allowing Jeff Reardon to participate in the writing and voting on this matter (Mr. Reardon was not present during the 02-16-2016 meeting)</p> <p>Mr. Jim Katsiaficas guided the Planning Board Members with the procedure and wording for the written decision originally made on 02-16-2016. See attached written decision.</p> |
| <b>MOTION</b>     | Motion by Thomas LeVeen to accept written decision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>SECOND</b>     | Second by Stephanie Daggett Nichols                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PASS/FAIL</b>  | 7-0 to deny application to amend the Declaration of Covenants and to adopt these Finding of Fact and Conclusions of Law.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**Troy True  
61 Cobbossee Lane  
Build a new Residence with Garage  
Map U10 Lot 10**

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DISCUSSION</b> | Mr. Troy True and John Blouin discussed the possibilities for building a new residence and garage on property should he purchase it.<br>The Board explained Mr. Troy would not have many options. |
| <b>MOTION</b>     | No Motion                                                                                                                                                                                         |
| <b>SECOND</b>     |                                                                                                                                                                                                   |
| <b>PASS/FAIL</b>  |                                                                                                                                                                                                   |

**Paul Crowley and Delia Pooler  
53/55 Oak Drive  
Map U02 Lot pts 4-1 & 4-2  
Shoreland District Conditional Use**

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DISCUSSION</b> | Paul Crowley presented his plans for a deck.<br>He was looking to increase the size of the proposed deck from 201 square feet to 295sq Feet.<br>The Board stated that would put him over his 30%.<br>Mr. Crowley agreed to stick with 201 sq ft deck. |
| <b>MOTION</b>     | Motion by Jeff Reardon to approve 201sq ft deck.                                                                                                                                                                                                      |
| <b>SECOND</b>     | Second by Tom LeVeen                                                                                                                                                                                                                                  |
| <b>PASS/FAIL</b>  | Vote 7-0 to approve                                                                                                                                                                                                                                   |

**Robert O. Rainey  
695 and 698 Pond Road  
Map U 04 Lot 005-00A  
Map U04 Lot 014**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Discussion</b> | Mr. Rainey discussed with the board possibility of building a patio and Gazebo on his property at 698 Pond Road.<br>The Board explained what he needs to do.<br>The Board told Mr. Rainey he would not be able to build a permanent Kayak rack on his property at 695 Pond Road. Mr. Rainey needs to remove cement footers he had poured.<br>He could put up a rack that would have to be removed after the season. |
| <b>Motion</b>     | No Motion at this time.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Second</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PASS/FAIL</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                     |

**Minutes**

|                  |                                     |
|------------------|-------------------------------------|
| <b>MINUTES</b>   | Minutes from May 17, 2016           |
| <b>MOTION</b>    | Motion made by Jim Pelsor to accept |
| <b>SECOND</b>    | Second by Terry Gay                 |
| <b>PASS/FAIL</b> | Vote to accept 7-0                  |

**Tickler File**

|                     |                                                                          |
|---------------------|--------------------------------------------------------------------------|
| <b>TICKLER FILE</b> | Page 90, B3 – Soil Boundaries                                            |
| <b>TICKLER FILE</b> | Invite David Rocque to Planning Board Meeting                            |
| <b>TICKLER FILE</b> | Site Plan Review                                                         |
| <b>TICKLER FILE</b> | Real Estate Signs                                                        |
| <b>TICKLER FILE</b> | Low Value Wet Lands in GD                                                |
| <b>TICKLER FILE</b> | Changeable signs                                                         |
| <b>TICKLER FILE</b> | Definition of complete application                                       |
| <b>TICKLER FILE</b> | Develop check list for different types of applications including permits |
| <b>TICKLER FILE</b> |                                                                          |
| <b>TICKLER FILE</b> |                                                                          |

**ADJOURNMENT**

|               |                                     |
|---------------|-------------------------------------|
| <b>MOTION</b> | Motion made by Charlie Hippler      |
| <b>Second</b> | Second by Stephanie Daggett Nichols |
| <b>Vote</b>   | Vote to adjourn accepted 7-0        |

**NEXT MEETING: *June 21, 2016***

\_\_\_\_\_  
Leon Strout – Chairman

Submitted by \_\_\_\_\_ Debbie Southiere - Secretary