



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES February 7, 2024

Board Members Present: Chairman James Dayton, Wendy Gallant, Michael Garvey, Larry Farmer, Alternate Brian Spaulding

Board Member Absent: Scott Ramsdell

Staff Present: Assistant CEO Jim Fahey, Interim Secretary Kristen MacDonald, Angelina Calciano

Public Present: Peter Brown Jr., James & Laureen Borek, Lisa Graham & Architect Mike Hayes, Chris Searles, LRTV

The meeting was called to order at 6 pm by Chairman Dayton and a quorum was determined. Alternate Brian Spaulding sat in for board member Scott Ramsdell.

Chairman Dayton moved, Mike Garvey 2nd to elect Scott Ramsdell as Vice-Chair. He had spoken to him prior to the meeting and Scott said he would be fine with it if he were nominated. All were in favor.

Old Business was moved to the end of the meeting since it was only approval of prior meetings minutes in order to move along with the New Business.

1. **New Business:**

- a. Preliminary Site Plan Review Application – James & Laureen Borek – Map 47 Lot 28-A – 412 Norway Rd.

The Borek's would like to have a farm stand, using the shed that is currently on their property. They would like some lighting on the shed and will have it facing down. They stated that they have plenty of parking by the garage and plenty of room for them to turn around. Wendy mentioned that they may want to post a sign stating no backing out onto the state road.

The Board went through their application and noted that question (A.) on page 3 should be changed to a Yes and question (O.) change to No.

The Borek's would like to have a 4 x 8 wooden sign and they are not sure on if they want it to have lighting or not. The Board explained that there are guidelines for lighting signs in the Shoreland Zoning Ordinance that they can look at.

The Board would like abutters notified and there will be a public hearing at the next meeting.

b. Preliminary Shoreland Zoning Permit Application – Peter Brown Jr. – Owner: Houchbrueckner – Map 54 Lot 14 – 51 Swan Road

Peter has written permission to handle this application on behalf of the owners. The owners have a cottage that he will need to pick up and pour a foundation, just crawl space. The Board asked if any trees will be removed. Peter stated he has a permit to remove one hazardous tree. Asst. CEO Fahey commented that he let Peter know that the floor has to be 1 foot above flood stage or needs flood insurance. The Board asked how close to the water the building was and if there is any space to move it back. There is not and the septic is there.

Mike moved, Larry 2nd to accept the application as complete. All were in favor.

Findings of Fact were gone through and completed by the Board.

c. Preliminary Shoreland Zoning Permit Application - McCarthy Family Trust – 15 Swan Rd. – Map 54 Lot 21A

Rob McCarthy wants to move the camp back from the water to help preserve the lake, the problem is it can't meet the 20 ft. road setback. CEO Fahey states that as great as this, to make it better for the lake, the Board will have to deny it and it will have to go to the Appeals Board for a variance. Mr. McCarthy was unable to attend so they had a conference call with him.

Chairman explained that this will need to go to the Appeals Board and he also let McCarthy know that he will need a vegetation plan – native plants in the final application after the variance is dealt with.

Septic is going to move behind the house over 100 ft. from lake and the new leachfield will be over 200 ft. away, across street. Septic has to be at-least 5 feet from house per CEO Fahey.

James moved the application is complete, Mike 2nd. All were in favor.

James moved to deny the application because the setback from the road needs to be discussed with the Appeals Board. Mike 2nd. All were in favor.

McCarthy was told to talk to CEO on the process for Appeals Board.

Findings of Fact were gone through and completed by the Board.

d. Preliminary Site Plan Review Application - Shaun & Lisa Graham – 860 Maple Ridge Rd. – Map 15 Lot 9A – Fluvial Brewing

Architect Mike Hayes spoke about the project. It will be done in 2 phases. The 1st phase is to expand the existing building to add on more tasting room space. Everything else there will remain the same. This phase keeps yurt functioning as it is. The 2nd phase is to build a new brewery, the main tasting function will

move there and the original tasting room will be used for more private events. The brewery itself has a 4,000 ft. footprint, it will be at the lower elevation. You will not see it from the road. Existing parking will be used. They plan to start the 1st phase around mid-October.

Mike moved that the site plan review application is complete. Larry 2nd. All were in favor.

Abutters need to be notified. Public hearing prior to next meeting.

- e. Preliminary Site Plan Review Application – Chris Searles – Vacationland Rd. Harrison Friendly Riders Snowmobile Club - Map 57 Lot 19

Mike Garvey abstained from voting because he is a Director of the snowmobile club. They purchased a 40x40 metal building for storage of the groomers. It is non-residential otherwise the CEO would have approved it himself.

There is no water or septic at this time. They will put a flood light pointing down. It will not be a light left on all night, the groomers will set it off. They would like to do the project around May 1st.

James moved, Larry 2nd that the application is complete. 4 in favor. Mike abstained.

Chris would like to have Mike Garvey speak on his behalf at the next meeting because he is unable to attend.

Abutters need to be notified. Public hearing prior to next meeting.

2. Old Business:

- a. Approval of the Meeting Minutes for December 6, 2023

James moved to accept the meeting minutes as written. Larry 2nd. 4 in favor, Mike abstained because he was absent.

- b. Approval of the Workshop Minutes for December 6, 2023

James moved, Wendy 2nd to approve the workshop minutes as written. 4 in favor, Mike abstained because he was absent.

- c. Approval of the Public Hearing Minutes for January 17, 2024

James moved, Brian 2nd to approve the public hearing minutes as written. 3 in favor. Wendy & Mike abstained because of being absent.

3. Next Meeting:

March 6, 2024 - 5:30 pm Public Hearing
6:00 pm Regular Meeting

4. Adjourn:

James moved, Larry 2nd to adjourn at 7:50 pm. All were in favor.

Chairman James Dayton

Interim Secretary Kristen MacDonald