



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES July 12th, 2023

Board Members Present: Chairman James Dayton, Vice-Chairman Colleen Densmore, Wendy Gallant, Scott Ramsdell, Michael Garvey

Board Member Absent:

Staff Present: Assistant CEO Jim Fahey, Secretary Veronica LaCascia

Public Present: LRTV, Gunnar Borsetti, Paul & Patricia Dann, Dan Gray, Tammy & Paul Reynolds

The meeting was called to order at 6 pm by Chairman James Dayton and a quorum was determined.

This is the first meeting of the new fiscal year. There is a new Planning Board member, Michael Garvey. The meeting begins with James Dayton acknowledging there needs to be a vote on new officers.

“As acting chairman, I would entertain names for a new Chairmanship if it were so deemed by The Board that we need a new Chairmanship.” Mr. Dayton states.

“I would nominate you.” Colleen Densmore replies to Mr. Dayton.

“I would second that.” Wendy Gallant states.

“We have a nomination and a second.” Mr. Dayton continues. “I will abstain, all in favor?” **Voted 4-0.**

“I nominate Colleen Densmore to continue on as Vice-Chairman.” Mr. Dayton continues.

“I second that.” Wendy states. Colleen abstains from the vote. **Voted 4-0.**

Let it be known, on July 12th, 2023, James Dayton was voted 4-0 to continue as Chairman. Colleen Densmore was voted 4-0 to continue as Vice-Chairman.

1. Old Business:

A. Approval of the Meeting Minutes for June 8th, 2023

The minutes were corrected prior to the meeting for wrong dates and a misused word.

Mr. Chairman makes a motion to accept the minutes as corrected. Wendy Gallant seconds the motion. They are approved 4-0. Michael Garvey abstains from the vote.

B. Subdivision Application – Borsetti – White Pine Acres – M33 L2

Gunnar Borsetti is here to speak on his subdivision project. He has one map that has the driveway locations, building envelopes, and test pits. At the preliminary The Board asked Gunnar to bring this to the next meeting.

Mr. Chairman notes, “Just a procedural thing here, Michael was not here for the preliminary we had.”

Ms. Vice-Chairman agrees, “Yes, he needs to abstain because he wasn’t here when we met on the preliminary. However, going forward anything to do with this, because he’s here for this meeting he can vote going forward on this.”

Mr. Chairman asks Veronica LaCascia, the Planning Board secretary, if Abutter letter have been sent out.

“Yes, they were. They have been sent out and they were all returned certified with no feedback.” Veronica answers.

Mr. Chairman wonders, “No negative comments or feedback?”

Veronica confirms, “Nope, they just signed for the green cards. No one called or came in.”

Gunnar needs to do the final plan subdivision check list. There was some confusion. They will now do the check list together. Please see the final check list that was added to the application.

Mr. Chairman makes a motion that we consider the second half of the application as complete. Wendy seconds the motion. Voted 5-0

Ms. Vice-Chairman moves that we approve the project and move it forward. Mr. Chairman seconds the motion. Voted 5-0.

2. New Business:

A. Site Plan Review Application – Camps Newfound/Owatonna – M32 L12

Dan Gray is here presenting the project.

He begins, "This is going to be our new workshop. Which is going to be separate from the building that burned. That will be at next month's meeting. They will rebuild that as a residence stand alone. This is going to be the new shop."

Mr. Chairman vocalized, "Quite the nice workshop, I have to say. Wow lovely traditional looking building! To bring everyone up to speed, they had a trauma over there (Camps Newfound/Owatonna) last fall when the maintenance building burned. This is a building that is being built to replace an existing building, but not in the same location but on the same part of the property."

The Board begins going over the Application. They are collectively asking about the septic system.

Mr. Gray Clarifies, "Its not a new septic, its tying into an existing septic. New pump tank."

Ms. Vice-Chairman wonders, "How far back from the water is it?"

"It's a long way, 600ft or something like that. 200ft from the property line." Mr. Gray replies.

Ms. Vice-Chairman moves to accept the document as complete. Scott Ramsdell seconds it. Voted 5-0

Mr. Chairman makes a motion that we accepted documentation to be complete and I move that we allow the project to move forward and get completed. Scott Ramsdell seconds. Voted 5-0

Wendy Gallant questions, "Is this at the point though where we would consider a public hearing?"

Mr. Chairman explains, "This would be the moment where that would happen, but this is all contained within the camp. It's a replacement rebuild."

"So, when we do facts and findings, I would want to note that. No public hearing because it's all contained." Wendy concludes. Mr. Chairman agrees with Wendy's statement.

Mr. Gray wants to confirm, "So this is just a one stop shop? I don't have to come back next for a second time on this one?"

The Board Agrees that this Application is fully complete, and the project can move forward with no public hearing or abutters notices.

B. Shoreland Zoning Permit App – Dann – M45 L67

On June 26th, 2023, Mr. & Mrs. Dann went before the Board of Appeals. The Board of appeals granted them a 42 ft. variance for road setback and a 2 ft. variance from the rear property line. This falls under undue hardship and dimensional variances. This

project is a total tear down rebuild, for that reason the Planning Board needed to deny the project on May 5th, 2023.

Mr. & Mrs. Dann have returned with their final Shoreland Zoning Permit Application.

Ms. Vice-Chairman moves that we allow the project to move forward. Michael Garvey seconds. Voted 5-0

C. Site Plan Review Application – Tammy & Paul Reynolds -M24 L13

Tammy & Paul Reynolds are here to present their project. They would like to build a 16 x 28 Salon in their front field. They live in their house on the same lot. The proposed Salon will be separate from their existing home.

Ms. Vice-Chairman wonders, “Is it an existing building?”

Mr. Reynolds answers, “No. It will be a stick build, new build.”

“Separate from your house?” Wendy Gallant asks.

“Correct.” Mr. Reynolds clarifies.

The application seems to be incomplete. At this point time the Vice-Chairman asks the Reynolds if they have a copy of their Site Plan Review checklist. That way they can work on the check list as the Board goes through it. That way the Reynolds can make any revisions before they resubmit their application in the future.

“So, this is a standalone.” Mr. Chairman seeks further clarification.

“Yes.” Mr. Reynolds answers.

There is an easement for the road that goes down to this property. There are two houses on the road. The first house on the road is the Reynolds. The second is owned by Mr. Arnold Packard and Ms. Virginia Colby. Mr. Packard is Tammy Reynold’s father. Mr. Packard’s home is further down the road past the Reynolds residents.

The Board goes through the Checklist with the applicant. The Reynolds need to come back with several things: dates on the application, site plan map, tax map, and sign size.

Ms. Vice-Chairman moves that the corrected paperwork is complete. Scott Ramsdell seconds.

Wendy Gallant wants to discuss, “The corrected paperwork is complete? But we are still missing pieces?”

Mr. Chairman answers. “Yes, this is the preliminary, its being corrected and therefore its complete at the moment. We know we have another meeting coming up and that we will see all of the full package when they come back.”

Ms. Vice-Chairman reiterates, “With correction in process.”

The motion changes to with correction in process paperwork is complete.
Voted 5-0. Abutters will be notified. No public hearing is necessary.

3. Findings of Facts:

A. Facts & Findings - Schneider & Merritt - M51 L3

The Findings of Facts were completed by the Board. They will be typed, so that they may be signed on August 2nd, 2023.

B. Facts & Findings – Camp Pinecliffe – M54 L22

The Findings of Facts were completed by the Board. They will be typed, so that they may be signed on August 2nd, 2023.

C. Facts & Findings – Crown Castle for VZW – M54 L22

The Findings of Facts will be completed at the next meeting due to some missing information.

D. Facts & Findings – Borsetti – M33 L1

The Finding of Facts was completed during the meeting by Wendy Gallant. They were revised by The Board together. They are complete and will be typed, so that they may be signed on August 2nd, 2023.

E. Facts & Findings – Camps Newfound/Owatonna – M32 L12

The Finding of Facts was completed during the meeting by Wendy Gallant. They were revised by The Board together. They are complete and will be typed, so that they may be signed on August 2nd, 2023.

F. Facts & Findings – Dann- M45 L67

The Finding of Facts was completed during the meeting by Wendy Gallant. They were revised by The Board together. They are complete and will be typed, so that they may be signed on August 2nd, 2023.

4. Additions:

There will be a special Planning Board Workshop Meeting on July 26th, 2023. This will take place at the Town Office at 6:00pm.

5. Adjourned:

Ms. Vice-Chairman makes a motion to adjourn the meeting at 7:53pm.
Mr. Chairman seconds the motion. Voted 5-0.

6. Next Meeting:

August 2nd, 2023

Chairman James Dayton

Secretary Veronica LaCascia