



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES October 11, 2023

Board Members Present: Chairman James Dayton, Vice-Chairman Colleen Densmore, Scott Ramsdell, Wendy Gallant, Michael Garvey, Alternate Brian Spaulding, Alternate Larry Farmer

Board Member Absent: None

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

Public Present: Lydia Pohl-Graham, Kirsten Weirs, Andrea Asken-Dunn, Barbara Ward

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

Chairman Dayton thanked and welcomed the new Alternates to the Board, Brian Spaulding and Larry Farmer.

1. **Old Business:**

- a. Approval of the Meeting Minutes for September 6, 2023
Michael moved, Scott 2nd to approve the minutes as written. All were in favor.
- b. Approval of the Workshop Minutes for September 6, 2023
James moved and was seconded to accept the workshop minutes as corrected. All were in favor.
- c. Preliminary Site Plan Review – Lydia Pohl-Graham – 11 Liberty Lane – Map 12 Lot 3G – Summer Rental
She has a park model that is in between a mobile home and an RV. Would like to have it as a summer rental. Lydia states that it meets the requirements of a

manufactured home from HUD (Dept. of Housing & Urban Development) 320 sq. feet or more with plumbing, heating and electrical. Propane furnace, propane refrigerator and air conditioning. Lydia spoke about how there is a whole discussion going on in legislature about whether these park models are included with mobile homes or not. Lydia commented that she is explaining this to determine how long this can be rented out, year-round, or just as an Air B&B or a summer rental. Colleen commented that she would like the Board to believe that it is more like a mobile home. Asst. CEO Fahey stated that the reason she is here is because the only thing your concerned with because of our ordinance is that the Board has to approve all individual campsites. Is she applying for that or not, because if not she doesn't belong here. Wendy asked Lydia if she was here because she wanted to rent it as a short term rental? Lydia responded yes she did. I assumed that I could rent this out how I wanted to, whether it be year round or not and found out that is not the case. Jim stated that Lydia came in and wanted to use this park model as a year round residence and it can't be done according to code, so it was denied. I explained to her that if she wanted to use it, it would have to be as a personalized campsite which is why this application is before you. It's either going to be approved as a personal campsite or it's not. That is the only thing that this board can do. She has a right to appeal Code's decision through the appeals board. We have denied that as a year round residence, it doesn't have a Maine Manufactured Housing sticker, it hasn't been inspected by the Inspectors in Augusta, it doesn't fit code, it doesn't meet snow load, it doesn't meet insulation. The only thing the Board can do is approve or deny for her to have a personalized campsite. She doesn't want a personalized campsite, she wants year round housing there. This is not the forum for that. Lydia responded, not necessarily, I wrote Air B&B, I would leave that, instead of renting it out year round. The Board commented, then you are asking us to approve a personal campsite. Colleen asked CEO if her personal campsite transferring into an Air B&B would be an issue. CEO replied he doesn't believe so, she would only be able to use it for 120 days a year. Lydia brought up the standard for the park model, and the Board told her that decision is not for this Board to make, that she would need to bring it to the Appeals Board. After more discussion on how procedures work, Lydia had changed her site plan application to say personal campsite. CEO Fahey explained that personal campsites are in the shoreland zoning ordinance. She is not in shoreland, but the standards are followed for outside shoreland zone. The Board went through the checklist with the applicant and changes were made to correct for a personal campsite.

James moved, Colleen 2nd that they consider this application complete with corrections for a personal campsite. All were in favor.

Wendy asked if abutters need to be notified? Yes, there is a list included in the application. The Board will have a public hearing at the next meeting.

2. New Business:

- a. Site Plan Review Application – Kirsten Weirs (Tucker House) – 16 Waterford Rd. Map 45 Lot 116 – Change of Use

Kirsten is before the Board for a change of use from a B&B to residential use. The Board went through the checklist for completion.

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

Kirsten stated that this project was already approved but for logistics and her closing they want this approval for a change of use. Jim stated if they wanted to hold another public hearing then would need to meet in 2 weeks in order to have it for her closing. Chairman believes even though the recovery center held a public hearing, that the Town should hold one. CEO Fahey stated that there is a disagreement in his office as to whether this is needed. Michael commented that this is only a change of use from a B&B to residential use and the fact that they will be a recovery center should not even be brought up for this. Colleen stated that there is nobody here tonight to object and it is on the agenda, so why would they need another public hearing to make this a residence. The Board agreed that they should vote and not make this an issue.

James moved, Mike 2nd to approve this application as presented. All were In favor.

3. Additional:

The Board signed several Findings of Facts.

4. Next Meeting:

November 1, 2023 at 6:00 pm

5. Adjourn:

The Board adjourned the regular meeting and went into a workshop.

Colleen moved, Mike 2nd to adjourn at 6:55 pm. All were in favor.

Chairman James Dayton

Interim Secretary Kristen MacDonald