



## TOWN OF HARRISON

### HARRISON PLANNING BOARD MEETING MINUTES November 01, 2023

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

Board Member Absent: Wendy Gallant, Michael Garvey

Staff Present: Assistant CEO Jim Fahey, Interim Secretary Denise Dumont

Public Present: Lydia Pohl-Graham, Joseph Delaney – speaking for Owners Meg & Brian Dietz also present, other citizens were in attendance see attached sheet.

---

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

Chairman Dayton invited the Alternates to the Board, Brian Spaulding and Larry Farmer to come and sit in for absent members: Wendy Gallant and Michael Garvey.

#### 1. **Old Business:**

- a. Approval of the Meeting Minutes for October 11, 2023  
**Motion to approve the minutes as written made by Colleen, 2<sup>nd</sup> Scott approved 3-0.**
- b. Approval of the Workshop Minutes for October 11, 2023  
**Motion to approve the minutes as written made by Colleen, 2<sup>nd</sup> Scott approved 3-0.**
- c. Site Plan Review – Lydia Pohl-Graham – 11 Liberty Lane – Map 12 Lot 3G – Summer Rental  
The application was changed during the last meeting to be Personal Campsite for 120 days. There was a question about having a new completed application. It

was determined that they went through the application at the last meeting, and it was determined complete. James Fahey, Assistant CEO confirmed. Abutters had been notified.

James opened the Public Hearing: There were no questions or comments from the public regarding the application. The Public Hearing was closed.

**Motion to approve the project was made by Scott, 2<sup>nd</sup> Colleen Approved 3-0**

**The Board will need to complete a Findings of Facts next meeting.**

## 2. New Business:

### a. Preliminary Shoreland Zoning Permit Application – Whipple Callender Architects – Property Owner: Meg & Brian Dietz - Map 13 Lot 25 – 25 Jarrds Road

Joseph Daley – Architect from Whipple Callender Architects spoke on behalf of the Property Owners: Meg & Brian Dietz. He explained that although they were already approved for the project, they found that there is more work to be done and they will be going past the allowed 50% during the rebuilding. They will be keeping the foundation because that is in good shape so they will be staying within the original footprint with the setbacks from the water at the closes point being 40' from the waterline. The screened in porch instead of the deck would be the only new part that they added and was approved.

~~The Board discussed going for a site walk on Thursday, November 16, 2023 at 3:00 pm before the snow and before dark. The Board determined that this project was previously approved they did not need a site walk and cancelled the site walk. No Abutter Notices Needed.~~

Upon further discussion they decided that they just need to approve that if was a necessity to go beyond the 50% rebuilding rule.

**Motion to approve the necessity to go beyond 50% rebuild made by Colleen, 2<sup>nd</sup> by Larry Approved 5-0**

**The Board will need to complete a Findings of Facts next meeting.**

## 3. Additional:

## 4. Next Meeting:

December 06, 2023 at 6:00 pm

**5. Adjourn:**

The Board adjourned the regular meeting and went into a workshop.  
**Colleen moved, James 2<sup>nd</sup> to adjourn at 6:34 pm. All were in favor.**

---

Chairman James Dayton

---

Interim Secretary Denise Dumont