



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES November 13, 2024

Board Members Present: Chairman James Dayton, Michael Garvey, Larry Farmer, Jennifer Vane, Alternate Wendy Gallant

Board Member Absent: Vice-Chairman Scott Ramsdell

Staff Present: Assistant CEO Jim Fahey & Mike Vane, Secretary Kristen MacDonald

Public Present: LRTV, Jason Randall, John Marston, Tyler Adkins, Michael Dunn, Betsy Cummings-Merrill

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

1. **Old Business:**

- a. Approval of the Meeting Minutes for October 2, 2024
James moved, Larry 2nd to approve the minutes as written. 4 in favor. Wendy abstained, as she was not at that meeting.

- b. Site Plan Review Application – Tyler Adkins/Maine Community Power LLC – Owner: Dunn Family Irrevocable Trust – Bolsters Mills Rd.–Solar Install–M38 L6
Tyler had given the Board the email from John Skelley at MDOT stating that removal of the trees that abut their property and the Maine DOT right-of-way is acceptable. Also given to the Board was a revised landscaping plan. Tyler stated that they will not be cutting trees that are below 20 ft., and not removing the street side tree line.
Michael Garvey would like to see on the side abutting the neighbor, at least a 3 to 5 ft. hedge and the Board agreed.
Mike moved, Larry 2nd to accept the application for the Dunn Family/Maine Community Power LLC to put the solar farm in on Map 38 Lot 6, with the

stipulation that they will be planting shrubs that will eventually come into a hedge, 3 to 4 ft. plantings along the southeast side of the solar farm and to cut no tree under 20 feet. All were in favor.

- c. Site Plan Review Application – Jason Randall – Owner: David & Catherine Randall – 7 Main St. – M45 L81 – Tear down/Rebuild-Marina

This application is back before the Board because they had to deny it at the previous meeting because of the road setback not meeting the required 50 feet. It had to go before the Appeals Board for a variance, which was approved and received from the Appeals Board on October 15, 2024.

Larry moved, Mike 2nd to approve the application as presented. All were in favor.

2. New Business:

- a. Preliminary Site Plan Review – John Marston – 986 Edes Falls Rd & 1288 Naples Rd. – Auto Storage yards (Map 10 Lot 6-7 & Map 5 Lot 7)

Chairman noted that this should be pre-liminary site plan review because it is the first time on the agenda and only having a discussion.

Mr. Marston has a towing service for Cumberland County & AAA and would like the approval to store cars that he picks up from accidents on his two properties until the Insurance companies come to get them.

At times, he will get stuck with a vehicle and have wait to receive a title for it from the State so that he can sell it on Marketplace or junk it.

The Naples Rd. property may not be big enough to have 2 usages on it. Would need to check with the Assessor on the acreage to be sure. If the acreage is an issue, He would have to go to the Board of Appeals. The Board asked that he check with the State to see if he is required to get a Recyclers License to legally sell or junk the vehicles and if not, they would like to see that in writing. Later in the meeting a Board Member noticed that the deed in his packet was not in Mr. Marston's name for the Edes Falls property. They will require that he get a letter from the property owner for permission on this project.

Also, the address listed on the deed says a different street number than what is on the application. They will sort that out at the next meeting.

- b. Building Permit Application – Mark Ingersoll – 125 Upton Rd. – M40 L20-B Personal Campsite

Mark Ingersoll was not able to attend but is fine with Code Enforcement explaining the situation and that the Board could call him if they need to.

Mr. Ingersoll has a camping trailer on his lot that he wants to use while building his home, but it is going to take him 2 years to do it. CEO Fahey asked that he apply for a permit for a personalized campsite. He has septic there and it is set up for year-round use, but it's not up to code because it's a camping trailer, looks like a mini home, and he just wants to be legal about it all. Our ordinance says it is a personalized camp site, and it must come before the Planning Board. It has been inspected but it does not meet Maine Uniform Building & Energy Code, therefore it can't be classified as a year round residence. It doesn't mean that he can't use it in the winter, it just means that

He has 120 days to use it. He lives in Massachusetts and will be using it when He builds on his property. Board member asked what he would do once the house was built. CEO Fahey said his guess is he will permit it as an auxiliary structure for family to use when they come up to visit. He could change it over to a shed and use it for storage. Mike inquired if the camper has two bedrooms and the house has two bedrooms because he couldn't use the same septic. CEO Fahey replied that Mr. Ingersoll has a separate septic system for the trailer.

Mike moved, Larry 2nd to approve the building permit for Mark Ingersoll's personal campsite at 125 Upton Rd. All were in favor.

3. Additional:

The Board drafted Findings of Fact for:

- Mark Ingersoll
- Maine Community Power LLC/Tyler Adkins-Dunn Family Revocable Trust
- Jason Randall – **Wendy moved, Jen 2nd to amend the prior Findings of Fact for this project adding that it went before the Board of Appeals and now has the proper variance. All were in favor.**

4. Next Meeting:

December 4, 2024 @ 6:00 pm

5. Adjourn:

James moved, Larry 2nd to adjourn at 7:20 pm. All were in favor.

Chairman James Dayton

Secretary Kristen MacDonald