



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES September 4, 2024

Board Members Present: Chairman James Dayton, Vice-Chairman Scott Ramsdell, Michael Garvey, Larry Farmer, Jennifer Vane.

Board Member Absent: None

Staff Present: Assistant CEO Jim Fahey, Secretary Kristen MacDonald

Public Present: LRTV, Justin McIver & Ed Akers of Main Eco Homes, Stephen & Christine Bingham, Del Maxfield, Kim Reynolds, Marie Saydlowski.

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 July 24, 2024
Larry moved, Jen 2nd to approve the minutes for 7/24/24 as written. 3 in favor, Scott & Mike abstained because of being absent from the meeting.
- b. Approval of the Workshop Minutes for August 14, 2024
Larry moved, Mike 2nd to approve the workshop minutes for 8/14/2024 as written. All were in favor.
- c. Shoreland Zoning Application – Main Eco Homes/Daisy Cutter Grp. & Peter & Heather Bernier – 19 Main St. – Tear down/rebuild – Map 45 Lot 78
The Board of Appeals granted a variance of 50 feet from the State right of way for this project on 8/19/24.
Scott moved, Larry 2nd to accept the variance as issued by the Board of Appeals. All were in favor.

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

2. New Business:

- a. Preliminary Site Plan Review Application – Jason Randall – Owner: David Randall – Marina, 7 Main St. – Map 45 Lot 81

The Randalls would like to rebuild the marina in the same footprint.

The Board went through the application with Jason.

The holding tank will be where the carport is, and they will need a variance from the State for the holding tank, which is already existing and will be used for employees only.

Chairman Dayton told Jason to check on the sign limitations since the property is in the limited commercial zone.

James moved, Mike 2nd that the application is complete with the correction to Letter D changing N/A to Yes. All were in favor.

Mike moved, James 2nd to deny the application because it does not meet the 50 ft. road setback requirement. All were in favor.

3. Other Business:

Chairman Dayton commented that he will be meeting with the Town Manager to figure out if there could be a special town meeting to fix the building requirements ordinance (height requirement). He also would like to have a workshop on Sept. 25th for preliminary work on the Comprehensive Plan.

4. Next Meeting:

September 25, 2024 – Workshop - 6:00 pm

October 2, 2024 – Regular Meeting - 6:00 pm.

5. Adjourn:

Larry moved, Jen 2nd to adjourn at 6:50 pm. All were in favor.

Chairman James Dayton

Secretary Kristen MacDonald