HARRISON PLANNING BOARD
MEETING MINUTES
OCTOBER 16, 2019

Board Members Present: Chairman James Dayton, Vice-Chairman Richard St. John, Brian Spaulding, Colleen Densmore, CEO John Wentworth, Jim Fahey, Secretary Kristen MacDonald

Board Member Absent: Wendy Gallant

Public Present: Peter Brown Sr., Peter Brown Jr., LRTV

The meeting was called to order at 5:30 pm by Chairman Dayton as a continuation after completing a site walk at 43 Swan Road as described below. A quorum was determined.

1. Old Business:

   a. Shoreland Zoning Permit Application – Applicant: Peter Brown Sr. – 43 Swan Rd. Property Owner: Joel Monaghan - Map 54 Lot 16

      The Board completed a site walk at this property in order to set the height requirement and setback. Chairman Dayton explained that when they were at the site they measured 61 feet from the normal high water mark to the nearest front corner, southeast corner. John asked if the survey showed what the proposed setback would be. Richard commented that it shows the existing setback from the lake. It does not show the new building location and for clarity the original Swan Subdivision in 1957 or something like that, these were 3 lots and he is still showing it here as 3 separate lots on the map but due to a change in the shoreland zoning rules these lots have been adjoined in order to keep the minimum lot size but when it was the original Swan Subdivision it was 3 lots. This is exactly the same application that was given to the Board months ago and the Board approved it with a 55 ft. setback to the greatest practical extent at the time.
Where it failed was in total height and he has now come back and presented us with an application to keep it under the 20 ft. height limitation. Colleen commented that he also moved the building back another 6 feet, it was 55 and its 61 now. Richard stated that before he set that pin it was 55 and as far as he is concerned it is still 55 unless we change that number from the previous approval. This is a new application, but it has history. Colleen stated that they are the ones that put in the pin, not us. We didn’t make any of those decisions we just measured what exists with what we have been presented. Their real concerns are looking at the setback, overall height and observing the water table for the depth of the foundation. Richard stated that he wants to enter into the record that the applicant is applying for the same revegetation plan. CEO Wentworth recommended that the Board put a 1 year deadline on the revegetation plan. Richard moved, Colleen 2nd to approve the application for Joel Monaghan property at 43 Swan Rd., tax map 54 lot 16, to be set back to the greatest practical extent of 60 ft. from the front southeast corner of the proposed structure and that the revegetation plan be completed one year from the issuance of the building permit. Maximum elevation of 326 feet. Also contingent upon the flood hazard development permit part 1 and that the lowest floor has to be 1 ft. above base flood elevation.
All were in favor.

b. Approval of the Meeting Minutes for September 25, 2019
Richard moved, James 2nd to approve the minutes for Sept. 25, 2019 as written. All were in favor.

2. Next Meeting:

November 6, 2019 @ 6 pm

3. Adjourn:

James moved, Richard 2nd to adjourn the regular meeting at 5:55 pm and begin their workshop for Ipad training which adjourned at 6:50 pm. All were in favor.

Chairman James Dayton

Secretary Kristen MacDonald