



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES DECEMBER 19, 2018

Board Members Present: James Dayton, Barbara Varricchio, Richard St. John, Brian Spaulding, CEO John Wentworth, Secretary Kristen MacDonald

Board Member Absent: Brent Grygiel

Public Present: Edward Akers (Main Eco Homes), Linda & Roger Chenevert, James Boyle, Jared Boyle

The meeting was called to order at 7 pm by Chairman Dayton and a quorum was determined.

1. **Old Business:**

- a. Approval of the Meeting Minutes for November 7, 2018
Richard moved, James 2nd to approve the minutes as written. All were in favor.
- b. Approval of the Meeting Minutes for November 15, 2018
James moved, Barbara 2nd to approve the minutes as written. All were in favor.
- c. Shoreland Zoning Application – Main Eco Homes – Henry & Donna Smith property - 319 Cape Monday Rd.
Edward Akers of Main Eco Homes had turned in his flood hazard development application to the CEO. CEO Wentworth mentioned a discrepancy in the measurement of the height of the existing building because he measured 27.3 feet not 30 feet that Mr. Akers had. Also the plans from the last meeting showed that the building was 20 ft. off the side wall of the property and the new plan is showing 18.8 feet which would need to be resolved. The Board stated that Mr. Akers would need to either have a surveyor prove that it is the 30 ft. for height or come up with another plan for the building.

Richard moved, James 2nd to change the Board's meeting time to 6:00 pm instead of 7:00 pm for all future meetings. All were in favor.

2. New Business:

- a. Pre-Application Meeting – Linda & Roger Chenevert – 949 Edes Falls Rd.
Mr. & Mrs. Chenevert came before the Board to find out what needs to be done if they were to make 3 lots for their children from their land. Apparently there is an old subdivision plan filed at the registry of deeds on their property in which they would like to dissolve.
The Board would require them to research the old deed and bring that information in along with something in writing stating that they would like to dissolve the subdivision. The process of breaking off lots to their children was also explained to the Chenevert's.
- b. Subdivision Preliminary – James Boyle – Map 6 Lot 1 – Lewis Rd.
Jim Boyle came before the board proposing a 4 lot subdivision on Lewis Rd.
Richard moved, James 2nd to approve the request by the applicant to waive the requirements of the town's subdivision ordinance (article 11-11.5-D Design Guidelines, Lots, Ration of Lot Length to Lot Width of Not More than Three to One) to allow the subdivision lot length to lot width ratio to be more than three to one. All were in favor.
Richard moved, Barbara 2nd to waive the requirement for a high intensity soil survey as in the Town's subdivision ordinance under Application Requirements-Section D10. All were in favor.
The Board would like a copy of the purchase agreement.

3. Other Business:

The Board signed the final subdivision plans/mylars for Charles & Monica Sclafani which were approved at the Nov. 7, 2018 meeting.

4. Next Meeting:

January 2, 2019 @ 6 pm

4. Adjourn:

James moved, Barbara 2nd to adjourn at 8:25pm. All were in favor.

Secretary Kristen MacDonald

Chairman James Dayton

