



TOWN OF HARRISON

HARRISON PLANNING BOARD WORKSHOP MINUTES FEBRUARY 20, 2019

Board Members Present: James Dayton, Richard St. John, Barbara Varricchio, Brent Grygiel, Alternate Brian Spaulding, CEO John Wentworth, Secretary Pro Tem Melissa St. John

Board Member Absent: Elizabeth Perron

Public Present: None

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

Jim Fahey, new ACEO, spoke on MUBEC (Maine Uniform Building and Energy Code) and asked for the planning board's blessing to move it forward to town meeting.

Discussion pertaining to mobile homes and modular homes – these are inspected at the factory. Basement work, plumbing (modular) and finishing a 2nd floor would fall under the inspection process.

Log homes, post and beam are examples of homes exempt from the code.

Subdivision draft –

- Section 12.1 – Keep 12.1 B & C dealing with performance bonds and irrevocable letters of credit.
- Strike 12.1.A dealing with escrow. Town manager doesn't feel the town has the staff or resources to handle escrow accounts.

Concern raised about damage to town roads - The town does have recourse if damage is done to the town roads during construction of the subdivision.

- Strike 12.3 and renumber sections in Article 12.

- Discussion on 12.6 - A & B – Release Guarantee – decision to leave section intact
- Waivers 13.3 should not point to section 14.1.
- Add Section User Guide info from handout to the beginning of Article 13. It is an explanation for users only.
- Strike 13.1 – 13.3 insert A-D from handout.
- Article 3 – asked secretary to find a definition for a 3rd party inspector
- Take out 9.1A.2 – Already covered under Performance Guarantees.
- Remove : and 1 to the section.

3. **Next Meeting:** March 6, 2019 at 6:00 pm.

Agenda items:

- Vote on the updated Subdivision Ordinance draft
- Updated Shoreland Zoning map

4. **Adjourn:** Meeting adjourned at 7:27 pm.

Chairman James Dayton

Secretary Pro Tem Melissa St. John