HARRISON PLANNING BOARD
MEETING MINUTES
JANUARY 2, 2019

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

Board Member Absent: Brent Grygiel

Public Present: Edward Akers (Main Eco Homes), Linda & Roger Chenevert, LRTV

The meeting was called to order at 6 pm by Chairman Dayton and a quorum was
determined. Elizabeth Perron came in towards the end of the meeting. Brian Spaulding
took her place as a voting member for the meeting.

1. Old Business:

   a. Approval of the Meeting Minutes for December 19, 2018
      Richard moved, Barbara 2nd to approve the minutes as written. All were in
      favor.

   b. Shoreland Zoning Application – Main Eco Homes – Henry & Donna Smith
      property - 319 Cape Monday Road
      Edward Akers of Main Eco Homes presented the Board with a revised
      plan showing the height of the building at 28.1 ft. which was corrected after
      having it surveyed per the request of the Board at the last meeting.
      Richard moved, Barbara 2nd to accept the shoreland zoning application for
      Henry & Donna Smith at 319 Cape Monday Rd as complete. All were in
      favor.
      Richard moved, James 2nd approval of the shoreland zoning application for
      Henry & Donna Smith at 319 Cape Monday Road. All were in favor.
      The Board signed the mylar to be recorded at the Registry of Deeds and also
      signed Part 1 of the Flood Hazard Permit.
c. **Request for Subdivision Revision - Linda & Roger Chenevert – 949 Edes Falls Rd**

   The Chenevert’s had a discussion with the Board about what they would need to do to take their lots out of the subdivision. They intend on giving a lot to a friend and possibly down the road giving one or two children a lot also in the future. The Board discussed whether they needed to notify abutters or not. Richard gave his opinion that he did not think the Board has to because they are not creating more of a burden on the neighbors but creating less of one. He believes it is less of one because this original subdivision in 1973 had no covenants, no deeds or anything. C.B. Cummings & Sons who had the original subdivision is no longer in business for over 20 years now. It was created for a purpose back then and he believes the purpose has just run its course. Barbara asked if they had a private road going thru one of the lots and Linda stated it is their driveway.

   The Board requested that Linda & Roger get a 24 x 36 mylar and a paper copy done showing the existing subdivision and what is being removed from the existing subdivision (Lots 3, 4 & 5) in recordable form with reference to the old subdivision on it and a place for board members to sign so that it can be recorded at the Registry of Deeds.

2. **New Business:**
   None

3. **Next Meeting:**
   Workshop - January 16, 2019 @ 6 pm

4. **Adjourn:**

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

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Chairman James Dayton

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Secretary Kristen MacDonald