



## TOWN OF HARRISON

### 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

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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 2<sup>nd</sup> 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 2<sup>nd</sup> to accept the shoreland zoning application for Henry & Donna Smith at 319 Cape Monday Rd as complete. All were in favor.**

**Richard moved, James 2<sup>nd</sup> 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 x36 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 2<sup>nd</sup> to adjourn at 7:20 pm. All were in favor.**

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Chairman James Dayton

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Secretary Kristen MacDonald