The meeting was called to order at 6 pm by Chairman Dayton and a quorum was determined. Prior to the meeting at 5 pm until 6 pm there was an informational meeting for the public to meet with the two solar project companies, ISM Solar Development, LLC and Moose Solar, LLC to ask questions etc. 12 people attended aside from board members and town employees.

Chairman Dayton stated that the Board held a site walk for the Brusie property (10 Harrison Pines) with Main Eco Homes on 12/20/19 and they will discuss it during this meeting.

1. **Old Business:**

   a. **Approval of the Meeting Minutes for December 11, 2019**
      
      Colleen moved, Wendy 2nd to approve the minutes with an amendment to Section (d) under New business item #5 - instead of abutter line, use sideline setback. All were in favor.

   b. **Site Plan Review Application – Renee’ Carter – 758 Naples Rd.- Art Studio**
      
      Renee’ did not attend the meeting with the documentation that the Board needed therefore, it will be tabled until the next regular meeting.

   c. **Site Plan Review Application – ISM Solar Development, LLC – 40 Bolsters Mills**
      
      Richard moved, Colleen 2nd that the application is complete. All were in favor. Richard moved, Brian 2nd to approve the application for ISM. All were in favor.
d. Site Plan Review Application – Moose Solar, LLC – Norway Rd. – Map 51 Lot 1
Richard moved, James 2nd that the application is complete. All were in favor. James moved, Richard 2nd to approve the application as presented for Moose Solar, LLC. All were in favor.

e. Shoreland Zoning Permit Application – Main Eco Homes – 10 Harrison Pines
Property Owner: Sharyn Beth Paul & Kevin Brusie
The Board held a site walk for this application on 12/20/2019 with MEH (Main Eco Homes). They had looked at the setback of the existing building to the sideline and the distance from the lake and how the septic would be sited. MEH had updated the plans to show what was requested at the last meeting. CEO Wentworth asked if the sideline setback meets the 20 ft. requirement? He stated that he believes it would need a variance. Chairman Dayton replied no it does not meet the 20 feet but that the town ordinance says “all” setbacks. Richard commented it could be found in Section 12-C-3 in the SZ ordinance and that he had a discussion with Jeffrey Kalinich, the Shoreland Zoning Coordinator from DEP, under greatest practical extent, its “all” setbacks not just the one to the lake and the Planning Board has the authority to decide when dealing with a non-conforming structure. DEP’s primary concern is the shoreland setback and will allow the Board to decide on the greatest practical extent for roadside or sideline setbacks.
Richard moved, James 2nd to approve the shoreland zoning application for Kevin & Sharyn Brusie, plan dated 12/19/2019, with the greatest practical extent of 13 ft. for the southerly border and the greatest practical extent from the lakefront at 69 ft. as presented. All were in favor.

2. New Business:

Shoreland Zoning Permit Application – Lee Dassler – Scribners Mills Rd.
The Applicant could not attend tonight but she did tell Kristen, the Secretary, that if the Board would like to still discuss it that would be great. CEO Wentworth stated that this file is before them because it requires a permit from the Planning Board. This is an after the fact permit for a bridge that was already put in. Richard asked if he is contemplating a consent agreement to avoid going to court. CEO Wentworth replied that yes he always recommends that. A consent agreement would be between the Board of Selectmen and the Applicant. He is citing them for not following the ordinance. This is step one to do the application for approval from the Planning Board. Richard stated that he cannot see anything that the Board would have asked for differently if it were done before the fact. The plans that were in the application were very blurry and unable to read so the Board would like clearer drawings for the file.
Richard moved, Colleen 2nd to approve the application for Lee Dassler with the condition that they get a clear copy of the plans suitable for the file to Code Enforcement. If they do not get the clear plan turned in then it is not approved. All were in favor.
3. **Additional:**

   **General Updates to Town Ordinances**
   The Town Clerk, Melissa St. John spoke to the Board to see what ordinances they would like to update next and if they could set up a workshop to start the process because the changes will need to go on the ballot at election time. The minor changes can be made for the June election and the others can be worked on for the November election, like the Building Permit and Bear River Aquifer Ordinances. The Board will have a workshop on February 19, 2020 at 6 pm. Also, if the agenda is not long for their regular meeting on Feb. 5, they can work on some then.

4. **Next Meeting:**

   January 22, 2020 – Public Hearing @ 6 pm – meeting following

5. **Adjourn:**

   James moved, Wendy 2nd to adjourn at 7:45 pm. All were in favor.

________________________________________________________________________
Chairman James Dayton

________________________________________________________________________
Secretary Kristen MacDonald