



TOWN OF HARRISON

HARRISON PLANNING BOARD MEETING MINUTES NOVEMBER 7, 2018

Board Members Present: Chairman James Dayton, Vice Chair Richard St. John, Barbara Varricchio, Brent Grygiel, Alternate Brian Spaulding, CEO John Wentworth, Secretary Kristen MacDonald

Public Present: Charles & Monica Sclafani, Justin McIver & Edward Akers (Main Eco Homes), Joan Catalano, LRTV

The meeting was called to order at 7:05 pm by Chairman Dayton and a quorum was determined. Chairman Dayton took a minute to thank Elizabeth Perron for her time on the Board and welcome Brian Spaulding as the new Alternate.

1. Old Business:

- a. Approval of the Meeting Minutes for October 3, 2018
James moved, Barbara 2nd to approve the minutes as written. 3 were in favor. Richard abstained because he was absent.
- b. Approval of the Workshop Minutes for October 17, 2018
James moved, Barbara 2nd to approve the workshop minutes as written. 3 were in favor. Richard abstained.
- c. Subdivision Application – Charles & Monica Sclafani – Zakelo Rd. M22 L21A
The Board revisited the subdivision application for the Sclafanis now that they have the DEP permit which was a part of the covenants to this property.
James moved, Richard 2nd that the final plan for the subdivision is complete as presented. All were in favor.
James moved, Richard 2nd to accept the Charles & Monica Sclafani project on Zakelo Rd as presented. It is complete and they can move forward. All were in favor.

2. New Business:

- a. Shoreland Zoning Pre-Application - Main Eco Homes – 319 Cape Monday Rd. Owners: Henry & Donna Smith

On behalf of the homeowners, Justin McIver and Edward Akers of Main Eco Homes presented the project in which they would be tearing down the old building and building a new one. The Board would like to see the structure moved further up hill, trying to keep it above the 75 ft. line. Mr. Akers stated that they would be concerned about causing problems with the leach field. Richard explained that the Board has to look at trying to get it back to the greatest practical extent when it's a reconstruction or relocation.

CEO Wentworth would like them to find out how old the septic system is and if the new structure is going to have more bedrooms will it need to be expanded. Also CEO explained that the surveyor used impervious surface on the plan as a reference and should be referencing non vegetated instead and they can clear that up with the surveyor because it will affect the calculations. John also informed them that a flood hazard development permit will be required.

The Board requires a letter stating that ME Eco Homes may represent Henry & Donna, an erosion control plan and the height of the existing structure as written in the ordinance. The Board set a meeting to discuss this project further with Main Eco Homes on Thursday, Nov. 15, 2018 at 7 pm.

- b. Subdivision Pre-Application - Joan & Gary Catalano – 954 Maple Ridge Rd.

Joan Catalano came before the board because against her knowledge she has an illegal subdivision-a split of Lot 4 on Maple Ridge Estates Subdivision. She is now before the board to try to correct the issue.

The Board went over what Joan needs to supply the board with: Her plan needs to show the right of way, a copy of the subsurface wastewater system, a copy of the deed and if she could do a screenshot off of Google Maps showing the existing buildings.

3. Next Meeting:

Thursday, Nov. 15, 2018 @ 7pm

Wednesday, Dec. 5, 2018 @ 7pm

4. Adjourn:

James moved, Barbara 2nd to adjourn at 9:25 pm. All were in favor.

Chairman James Dayton

Secretary Kristen MacDonald

