

Shapleigh Planning Board
Minutes
Tuesday, January 23, 2024

Members in attendance: Steve Foglio (Chairman), Ann Harris (Vice Chairman), Madge Baker, Maggie Moody, Norman Baker, and Alternate Thomas Clement. Code Enforcement Officer Mike Demers was also in attendance.

Minutes are not verbatim unless in quotes “” – If the name of a Citizen making a comment was not requested by the Planning Board Chairman, the reference to their name will be known as ‘Citizen’ or ‘Abutter’ depending on who is speaking.

- *The Planning Board Chairman began the meeting with the Pledge of Allegiance.*

The Planning Board meeting started at 7:00 pm.

Steve F. stated the first item was for the reading of the minutes. He asked if there were any questions or comments? There were none. The minutes for December 12, 2023 were approved as written. (There were no meetings on December 26, 2023 or January 9, 2024.)

New Business:

Construction of 2 Private Ways – 1 to Access Two Lots, 1 to Access Four Lots – Map 9, Lot 12A-1 (Town Farm Road) – Joseph Stanley, Applicant; Dennis Glover, Property Owner

Mr. Stanley was present for the review of the application.

Provided along with the application, was a Letter of Authorization from Dennis Glover, granting permission for Joe Stanley of LinePro Land Surveying to act as his agent in all aspects in order to obtain any and all permitting necessary from the Town of Shapleigh for his property located at 428 Town Farm Road, Map 9, Lot(s) 12A-1, 12B-1.

Provided was a ‘Sample’ Road & Drainage Maintenance Agreement, which in part grants appropriate easements and rights-of-way for the installation of utilities and for ingress and egress to all lots and land served by the roadway; owners of all lots accessed by the road shall be obligated to maintain, repair, plow, sand and replace the aforementioned road and drainage structures; each lot owner, as spelled out, shall decide on the money to be expended and individual to be employed for work done; each lot owner’s share for reasonable charges shall constitute a debt owed to other lot owners, which may be collected in any court of competent jurisdiction of the State; the lots owners may, by majority vote, elect or appoint an agent or manager to act on behalf of the other lot owners in contracting to have work done and collecting the contribution of each lot owner; protocol for disputes is spelled out; under no condition can the lot owners close the private road to travel and discontinue its maintenance; and the agreement shall run with the land, and be described in the deeds to all lots on aforesaid plan.

Provided was a ‘Plan Showing a Proposed Private Way & Family Division for Dennis Glover, 428 Town Farm Road, Shapleigh, Maine 04076 of Property Located on Town Farm Road in Shapleigh, Maine’,

drafted by Joseph L. Stanley, PLS #2453, dated December 20, 2023. One private way, being approximately 520 feet in length and 52.77 feet in width, accessing Proposed Lot A (2.00 Acres) and Proposed Lot B (1.89 Acres). It is also adjacent to existing Tax Map 9, Lot 12B-2 and Map 9, Lot 12A-1. The second private way is approximately 1104+ feet in length and 54.22 feet in width. It accesses Proposed Lot C (1.84 Acres), Proposed Lot D (1.84 Acres), Proposed Lot E (1.90 Acres) and Proposed Lot F (5.54 Acres). This proposed private way is also adjacent to Tax Map 9, Lot 12A-1. The plan depicts adjacent property owners; a Sample of Typical Ditch Turnout & Level Spreader; & Road & Ditch Section, showing the travel way to be 16 feet in width, comprised of 2" of Crushed Gravel 3/4" to 1 1/2" on top of a 15" compacted gravel base (max size 4"); ditching and slope were also depicted. (The adjacent property owners are noted as: Eleanor Moulton Estate, Shapleigh Tax Map 9, Lot 9; 27 Washington School Road Trust A & B, Map 9, Lot 13; Cornelius A. & Diana M. Steward, portion of Tax Map 9, Lot 12B; & Cornelius A. & Chelcie Dawn Steward, portion of Map 9, Lot 12B). Note 6 'Private Way Note' states: The proposed Private Ways shown hereon are to remain private roads, and will be subject to a Road Maintenance Agreement. The Town of Shapleigh will not be responsible for the maintenance, repair, plowing or similar services for the private ways, as shown hereon, and further lot divisions utilizing the private way are prohibited without prior approval of the Shapleigh Planning Board. Note 7 'Subdivision Definition:', provides the Maine Revised Statute Title 30-A, Section 4401, Definitions, 4. Subdivision.

Steve F. stated the application was under New Business and was for the construction of two private ways, Joe Stanley is here representing Dennis Glover. He said that everyone received a large copy of the survey plan, and Mr. Stanley was going to give an abbreviated version of what he was trying to do.

Mr. Stanley introduced himself, and stated he was representing Dennis Glover on Town Farm Road, which was behind what most people know as the blueberry plains off of Route 11. He showed the location of Mr. Glover's home on the plan provided, which wasn't too far from the cemetery on Town Farm Road, in an area that used to be gravel, but has been recently paved. He stated that to the south of this property was the property that was brought to the board a year or two ago for Cornelius Stewart, which was a similar family division and private way. Mr. Glover wanted to do something similar based on what Mr. Stewart accomplished.

Mr. Stanley stated that the Glover property is similar to the Stewart property, it is flat and slopes back away from the road. He said it was mostly sandy soils. He stated he was proposing two small private ways to best utilize this property; one to access two potential family lots and one private way on the north side to access up to four potential future lots for his family. He said he is seeking approval of the private way itself, but not approval on the lots themselves. He said he is showing what the applicant might be able to do over the years as they present building permit requests to Code Enforcement.

Mr. Stanley said the details for the private way are on the plan, showing the width and gravel that will meet the Town's specifications for private ways. He said he would be happy to answer any questions.

Steve F. asked if anyone had any questions? Norman B. asked for clarification, is this on the blueberry plains? Mr. Stanley stated it would be behind it, it is on the back of it, it is not on Route 11 but if you were looking across the blueberry plains, looking across the sports fields it will be out behind there on the next road in.

Steve F. reviewed 105-60.1 Private Ways as follows:

The Planning Board shall approve the use of a fifty (50) foot wide private right-of-way to provide frontage and access to individual lots of land in accordance with the following provisions:

- A. A plan showing the private way shall be prepared by a registered land surveyor or licensed engineer. The plan shall be labeled “Plan of Private Way” and shall provide an approval block for the signatures of the Planning Board members. The plan shall delineate the proposed way and each of the lots to be served by the private way. **Steve stated it appeared the board had this.**
- B. A street plan, cross section, and drainage plan shall be submitted for each private way.
- C. The plan shall bear notes that the Town of Shapleigh will not be responsible for the maintenance, repair, or plowing of the private way and that further lot divisions utilizing the private way are prohibited without prior approval of the Shapleigh Planning Board. **Mr. Stanley stated it was on the plan as Note 6.**
- D. If the private way is to provide access to two (2) or more lots, a maintenance agreement shall be required by the Planning Board and recorded in the York County Registry of Deeds. The maintenance agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair and plowing of the private way. **A sample maintenance agreement was provided.**
- E. The construction of private ways shall meet the following minimum standards:
Steve stated this would be for 2 or more lots, so the minimum roadway width would be 16 feet. Mr. Stanley stated the subbase is depicted in the detail, which is 15 inches. Steve asked what the longest road length was. Mr. Stanley stated 1100 feet. Steve said there was basically no grade. He said the turnarounds are shown on the plan.

	Number of Lots Served	
	1	2 or more
Minimum Roadway Width	12’	16’
Minimum Subbase (Heavy Road Gravel – max. size 4’’)	12’’	15’’
Wearing Surface (Crushed Gravel)	2’’	2’’
Maximum Length of Dead End	1500’	1500’
Maximum Grade	10%	8%
Minimum Grade	0.5%	0.5%
Turn Around at Dead End	Hammer Head or T	Hammer Head or T

- (1) One turnout to provide space for 2 vehicles to pass shall be provided for every 500 feet of private way. **Steve stated that this should be asterisked, because he believed it would only apply to a 12 foot wide road. Madge B. agreed.**
- (2) The Hammerhead or T shall have a useable surface area that is a minimum of 24 feet deep and 24 feet wide.
- F. The plan shall be recorded in the York County Registry of Deeds within ninety (90) days of the date of the Planning Board approval. If the plan is not recorded within this time period, the approval of the Planning Board shall be null and void.
- G. When the private way permit has been secured under the provisions of this chapter by vote of the Planning Board, the applicant has one year to begin the project and two years to complete the private way; otherwise, the permit becomes null and void. **Steve said it was important that the applicant know this. Mr. Stanley agreed.**
- H. After a private way has been approved by the Planning Board to provide access to a lot or lots, no further lots shall be created which are to be provided access by means of the private way without the prior approval of the use of the private way for access to such lots by the Planning Board. **Barbara F. was concerned that Mr. Stanley stated these lots are just ‘concept’, how can this be met. CEO Demers thought the board**

approving a Growth Permit for the lots could be considered Planning Board approval. Steve said these lots are exempt from the subdivision ordinance, but he didn't see why a Growth Permit wouldn't be approval by the Planning Board. Mr. Stanley thought it means that more lots cannot be added to the private way. Barbara agreed because they would need road frontage. She was not sure proposed Lot A could be approved because it didn't have the required road frontage. Ann H. also questioned the lack of road frontage, there was not 200 feet on the private way. Mr. Stanley stated he would touch on that topic in a minute.

- I. The applicant shall pay a Private Way Application fee of \$100, payable to the Town of Shapleigh, prior to review of the Private Way application by the Planning Board. *Steve stated he assumed the applicant has paid the fee. Barbara stated that he had.*

Mr. Stanley noted that they did provide a sample road maintenance agreement that applies to the 2 or more lots for this family division.

Mr. Stanley stated he would like to discuss the road frontage concern for Lot A (currently shown as having 63.25'). He said he could easily extend the road or adjust the configuration if they need to, however based on his review of the ordinance he did not think it was necessary. He said looking at 105-19 of the Zoning Ordinance, then he asked Steve F. to read the addendum to the dimensional requirements, Section B 'Street Frontage'. Steve read the section in part as follows: *B. Street frontage. The minimum street frontage requirements shall be subject to the following additional considerations: (4) New building lots located at the end of a cul-de-sac may be designed so that they have 50 feet of street frontage, so long as the width is 200 feet at the location where the principal building is constructed.*

Madge B. stated the only argument is what is on the plan is not a cul-de-sac. Steve F. stated that the ordinance calls for a cul-de-sac or a hammerhead. Madge said, great, then we do not have to require 200 feet of frontage. Mr. Stanley stated that they could easily reconfigure the cul-de-sac to some other shape if the board would like. He said that some towns he works in consider a cul-de-sac as being the end of any dead end road that has sufficient turn-around, and some boards specify it should be more oval or circular. He said that Shapleigh's ordinance does not have a definition. He said they were hoping it would come up in a discussion, his client did not care what the configuration was. He said that he didn't find any guidance in the ordinance that specified what the shape needed to be. He said there is plenty of space to work with if minor adjustments are required.

Steve F. stated that it was his understanding that the point of the turn-around was for fire trucks to be able to turn around when they pull in. He said when you talk to fire fighters they are going to say they are going to back out anyway. Ann H. stated that it says under (1) *A new building lot abutting a public road or abutting a privately maintained road meeting the Town's road construction standards shall have a minimum road frontage of 200 feet.*

Steve F. asked CEO Demers his opinion. CEO Demers stated that the Oxford Dictionary says a *cul-de-sac* is a route or course leading to nowhere. A street or passage that is closed on one end. Steve stated he did not have a problem with the way it is laid out, provided we are not setting ourselves up for future problems. Madge B. stated that she agreed. Madge said there is a T on the end of Knox Road which is used for the school bus. She said the T does serve a purpose. Steve said that he did not believe the school bus would go down these roads (proposed private ways). Madge agreed.

Mr. Stanley stated that if the board approves the plan, whoever builds also has to pass the test with the Code Office to get the building permit.

Ann H. said that if she goes by what Mr. Stanley is sharing with the board, where is the 200 feet? Ann was referring to, *so long as the width is 200 feet at the location where the principal building is constructed.* Looking at Lot A, the width of the lot is 183.64 feet. She asked about the building envelope, where would it be to meet the 200 feet?

Steve F. said the board is going to meet again on this application. So the board can further review the ordinance. He said he had no issue with how the private way was laid out, because it makes the most sense, the hammerhead turn-around for the 2 lots. He said he didn't want to be setting the Town up for anything adverse in the future. Steve F. said the plan can stay as is for now.

Steve F. stated a notice to abutters will be mailed, and the board will hold a public hearing prior to the next meeting, which will be on Tuesday, February 13th.

CEO Demers asked if the recorded version was going to have the lot configurations? Mr. Stanley stated that he has on the last two he presented. He said it was up to the board. He noted that on a previous private way plan he did, the board did not like not having the lots on the plan, because they could not see what the private way was for. He said now he brings in the concept and the reason for the private way.

Steve F. asked CEO Demers what were his concerns. CEO Demers said if this were a subdivision, any change in lot lines would have to be an amendment to the subdivision. He said this is a private way for a family division, and the lots could change. Steve agreed. Mr. Stanley wondered if he should pull the dimensions off the interior lines, giving a rough concept, but not the mathematics to be able to write the deed based on the boards approval of the private ways. Steve thought maybe it looked too 'subdivisiony'. Maggie M. asked if there was a need to have the specific acreage broken out? What if there was just the roads and nothing else? Mr. Stanley said he could just put the roads on the plan, noting that previously he was asked to show the lots being served by the private way, and that was what got recorded.

Ann H. said that if the board approves the private ways and they have to be changed again, because there isn't enough frontage for additional lots, doesn't it still have to come back to the board for approval? Steve F. said, if she was talking about Lot A, the board will hash that out at the next meeting. He said whatever the board approves, if they have to change the private way, they will have to come back before the board. Mr. Stanley stated that he agreed, any modifications to the end of the road, the board would need to re-review the plan and approve of any changes.

Nothing further was discussed.

Amendment to a CUP – Add 12' x 20' Storage Shed to Property for Mainely Rustic to Utilize – Map 19, Lot 13 (63 Emery Mills Road) – Sharon Tombarelli, Applicant; Roger Berube, Property Owner

Mr. Berube was present for the review of the application.

Provided along with the application was an aerial photograph of part of Lot 13, depicting the existing parking area, the structure used in part for Mainely Rustic, along with a storage building for Berube Builders. The approximate location of the 12' x 20' shed was written on the photo.

The application detailed description of the project is as follows: *Placing a 12' x 20' shed next to building for storage, 15' from corner of building to side of shed. 65' front lot line to beginning of shed, 64' side shed to side road.*

Steve F. stated the next item on the agenda was for Roger Berube, adding a 12' x 20' storage shed for Mainely Rustic. He said that the Planning Board received a site plan showing a 12 x 20 foot shed, sitting crooked on the lot, adjacent to the parking lot.

Barbara F. stated the only issue that needed to be answered was lot coverage. Steve F. agreed and did the lot coverage calculation and said he would be allowed 39,370 square feet, so he meets the ordinance.

Steve F. asked who would be using the shed? Mr. Berube stated Mainely Rustic would be using it to store their outdoor chairs. Madge B. asked if there was any plumbing in it? Mr. Berube said no, it was just for storage. Steve asked if there would be electrical? He thought they might need some lights. Madge asked if they were storing furniture only? She asked if there would be anything flammable stored? Mr. Berube said the outdoor chairs would be stored.

Steve F. said he looked before the meeting and didn't see anything that was specific to amendments to a conditional use. Madge B. said that no, you just review the same thing you would for a conditional use. Steve said he would review §105-73.G. Madge agreed but she thought you went through the ordinance to make sure there was no glare, odors, noise, and she noted as usual she will mention stormwater runoff. She said she hasn't been to the site, but she believes there is no problem with stormwater runoff. Steve said it all ponds out front and drains into the ground. Mr. Berube agreed.

Steve F. said he was looking at §105-73.G and seeing if there was anything that the storage shed would modify. He said there was no wastewater disposal, no additional refuse disposal. He asked Mr. Berube if the shed would be built out of similar materials as the existing structures on site? Mr. Berube said, yes.

Steve F. stated that under §105-73.H, the board has the option to attach conditions to the conditional use amendment. Madge B. agreed and asked if any plantings would be required, any buffers? She didn't think it applied here.

Ann H. asked where the door for the shed would be? Mr. Berube said it would be toward the parking area. She said if that is the case, they cannot plant anything, because it would inhibit them putting the chairs in the shed. Madge B. agreed and said it will not affect abutters, she said she was just noting it because she was looking at the standards. Ann asked why the structure would be crooked? Mr. Berube stated that he thought it was because it had to meet the setbacks, noting the width of the road and the requirement to be 75 feet from the centerline and 50 feet off the side of the road. He said he might be able to turn it a little bit. He said Mrs. Tombarelli is out of town but should be able to make the next meeting.

CEO Demers said his only concern would be that it is used for storage and not for a sales room, no signage on it or outside lighting facing the road. Madge B. added that she didn't want to see storage of flammable materials, such as gas.

Steve F. stated, no gas or flammable material stored; no signage on the building. He said the structure is to be located outside of the setback requirement, within the building envelope.

Steve F. asked Mr. Berube if he still owned the property next door? Mr. Berube said, yes. Steve said that he was the abutter.

Steve F. said that with this amendment the board has the option to require a public hearing. Ann H. stated that the only abutter was Mr. Berube. Barbara F. stated that no, there were others within 500 feet of the property.

Norman B. asked if it was on a slab? Mr. Berube stated there would be no foundation, he was going to put some crushed stone down to set it on. He said the shed would be portable, and if she leaves (Mrs. Tombarelli), she will take it with her. Norman said that it would not be a permanent building. Mr. Berube stated that it could be, but she wants to be able to take it with her.

Steve F. stated that traffic access to the site is safe. He said it does not appear the shed is going to produce any noise. He said there are no dust, fumes, vapors or gasses. He said there will be no glare. He asked the board how they felt about the shed not being screened? Madge B. said she was ok with it. She noted she would look at the location for screening but she did not feel it was needed. Ann H. said you will see it from the road but if you put plants in front of it, you will not be able to drag in the furniture. Ann still thought it would look better if it was not crooked. Steve said that he didn't want to get into any requirement for surveying, so his opinion was that the board requires that it be in the general vicinity as shown on the plan, meeting setbacks. He asked if any of the members had an issue with this? No member has an issue.

Steve F. stated a notice to abutters would be mailed and a public hearing held prior to the next meeting on February 13th at 6:30 pm.

Nothing further was discussed.

Comprehensive Plan Questionnaire and future Workshops for Public Input & Ordinance Amendments, as well as Comp Plan Updates for 2024 - 2026

Steve F. said the board received a copy of an email from John Skibbee, regarding docks and some sections of the ordinance that need to be modified, so it meets the current requirement. He asked if it could be added to the current ordinance amendments. Barbara F. stated there wasn't enough time to hold two public hearings for it, so the changes would have to be for another town vote or town meeting.

Barbara F. stated that she would like the board to do a workshop to talk about the Comprehensive Plan update, and future ordinance amendments. She said she would like to create a questionnaire to pass out at the presidential election, as that worked well the last time the board looked for input while updating the Comp Plan. Steve asked if it was a self-addressed stamped envelope. Barbara said that some people mailed them in and citizens were also told they could drop it off at the town office. She said most dropped them off to her, but some were mailed in. She said there was a good response.

Barbara F. stated by 2026 the Planning Board needs to have reviewed the Comprehensive Plan and make any necessary amendments to the plan to meet the current Zoning Ordinance. She said she wanted to start now, because 2 years was not a long time. Madge B. stated that in theory others will work on their part in the ordinance. Barbara agreed. Steve F. stated that the Planning Board was not responsible for revamping the Comp Plan. Barbara said that the board was only responsible for their section; the Selectmen do their section of the ordinance, the Conservation Committee reviews it, the Road Commissioners review it, etc.

Madge B. said it would be helpful to see the questions again that the board created recently regarding a village area. Barbara F. stated the board received little to no response on those, but agreed they may get a different response if they are added to this questionnaire. Barbara also noted that the State did not like the fact we did not have zoning to speak of, besides general purpose and shoreland. Madge said that they also wanted to see growth areas. Barbara added that everyone thinks along Route 109 it is a commercial zone, when in fact it is just general purpose. So perhaps the town needs to consider making it a commercial

zone? Barbara said again, it is very important to get some opinions from the citizens in town as well.

Steve F. said here was the board a group of simple folk, is it worth spending the money to have someone come in and help the town, that does this type of planning. Madge B. thought it would be a good idea. Barbara F. stated that she contacted Southern Maine Regional Planning and they are two years out, having no time to take on additional work at this time. Steve said based on this, we find someone else. Steve thought this was a big deal, and didn't think the board were visionaries, and he thought they should be looking at 20 years from now. He said it was important enough to spend some money to have someone that is smarter do this. Madge said that they need to hire someone to help with the language for the zoning ordinance, so we might as well bring them in for this as well. Ann H. asked who did Waterboro's zoning, because they have a village zone? Steve noted that the village zone in Waterboro has been there for at least 30 years. Ann said there were additional zones as well. Barbara said she will see what information she can find and get it to the board, hopefully for the next meeting. Steve F. said he would like to see what something like this will cost and who does this. Steve added that maybe the board is going in the right direction, but he wanted someone more qualified than the board to talk about zoning, future growth, etc. Barbara agreed, but she also wanted to be sure that we ask the people who live in the town their opinion on what they would like to see in the future. Madge said that can be done with the questionnaire. Madge noted that often people want things to stay the same, so often it is challenging to get people to look forward. Steve said that it would be great to be able to have a few more things in town without changing the character. Barbara stated that she just wanted to be sure we make sure the townspeople are involved so that the vision of the town is something that people want, and not the vision of someone that does not live in Shapleigh. She thought if townspeople were involved it would work.

Steve F. wanted to schedule a workshop to start the process of thinking about the Comprehensive Plan. The board agreed to hold a workshop prior to the meeting on March 12th to talk about the questionnaire, and start the review process. The board agreed to meet at 5:30 pm, prior to their regular meeting.

Other:

Norman B. asked about the traffic routing for Shapleigh School. He asked if this was given to the Selectmen to deal with? Barbara F. stated that CEO Demers was the one that brought it to the board's attention, so he might know what is happening. Norman asked CEO Demers about the traffic pattern for Shapleigh School, he had talked about someone designing a traffic design. CEO Demers said he came to the board with it to see if it required Planning Board review. He said that once they come up with some sort of plan it will come back to the board for review. Norman noted that the traffic is backed way up the road. CEO Demers stated it was the same in Acton.

Barbara F. stated that she gave the board members a copy of a proposed Floodplain Ordinance, along with the email from the State. She said that it is a town ordinance, so it should be implemented through the Select Board. She said that each department received a copy of the email, meaning the Code Office, Selectmen, etc. She said that Michelle (Town Manager) is going to look into what needs to be done. She was not sure if the Planning Board would be holding a public hearing on it or if they would be. She believed the Select Board would be the ones speaking about it, or perhaps CEO Demers. She asked the board to review the ordinance provided by the State as an example, and see if the Planning Board thought there should be some changes to it as it is written. She noted she had just received the email and information today, so she didn't have time to review the information in depth. Barbara stated that the town will probably want to have a vote on this in June during the school budget vote, since it has to be

adopted by July. Steve asked what would happen if the town votes it down? Madge B. stated that if it is voted down, it will be imposed on the town by the State. Steve asked what the point was for the vote? Barbara stated that if the town wants to amend the example ordinance, they can, and have the townspeople vote on that amended version. She said this could include who is the reviewing authority, who does the permitting, the permit fee, etc. She thought this would be done through the CEO’s office. Madge said that every so often they ask the town to look at it. CEO Demers said there are only a couple of flood zones in Shapleigh.

Madge B. stated that the State is working on a law to address wake boats. She said the State is also working on shoreland zoning because of the erosion around the lakes, partly because of the wake of the boats. She said if it is an issue that members care about, she recommended that they contact their State Representatives and tell them that you do care about it, and that it is important. Steve asked if they were going to modify Chapter 1000? Madge said she did not know, there were committees working on it right now. CEO Demers said that one proposal he heard was that any wake boarding boat, throwing out a wake, would have to be 500 feet off shore, which going up Mousam, you could not do it. He thought there may be a few spots on Square Pond they could use. Steve asked who would enforce it?

Ann H. said that she would be interested in knowing if there was such a thing that kept motor boats off lakes of a certain size. Madge B. did not think so, but noted there was a pond in town that the townspeople voted to keep motorized boats out of it, Upper Goose. She said there was a town vote, so if you want that, you need to work on trying to get the town to adopt it.

Barbara F. stated the board received an email from Road Commissioner Darren Rogers regarding Mandy Wheeler’s application for a wedding venue / events. She said she would put a copy in the file and give Mandy a copy as well.

Nothing further was discussed.

Growth Permits

Map 2, Lot 15C (Back Road) – New Home – Bogatses, Applicant **GP #01-2024**

Steve F. stated there was 200 feet of road frontage, and 1.91 acres, therefore meeting the town’s requirements.

The Planning Board meeting adjourned at 8:00 pm.

The Planning Board meets the 2nd and 4th Tuesday of each month at 7:00 pm, unless it falls on a holiday or Election Day. Should there be a cancellation due to a storm event, holiday, or Election, the meeting will typically be held the following Wednesday, also at 7:00 p.m. Public hearings are held at 6:30 pm, just prior to the meeting.

Please contact the Land Use Secretary if there is a question in scheduling, 207-636-2839, x4.

Also visit www.Shapleigh.net, there is a calendar of events, and you will find Planning Board information there, including schedules, the agenda, and minutes of the meetings.

Respectfully submitted, Barbara Felong, Land Use Secretary, Town of Shapleigh