

Town of Washington

Planning Board Summary

June 8, 2021

Attendance: Steve Ocean (Chair), Kate Grinnell (VC/S), Sarah Collins, Deb Dean, Ezra Casas (Alt), Erick Anderson (Alt), Seth Anderson, Corey Fortin (CEO)

Public Attendees: Craig Coolidge, Cliff Purington

Public Hearing opens to comment at 7:00 p.m. Cliff Purington is proposing a 30X50 foot steel building on his property at 46 Nelson Ridge Road (north) for personal uses. He is before the Planning Board due to the size of the proposed structure that would house his tools and personal workshop. Erick Anderson asked if all abutters had been notified as there were two addresses that appeared to be unidentified. The two addresses in question were not relevant to the matter and all other abutters had been alerted to the project and the hearing. After 10 minutes without any public interaction, the Cliff Purington matter is closed.

Steve Ocean introduces and welcomes the new Planning Board members Ezra Casas and Seth Anderson. Erick Anderson motions to approve the summary from the May meeting. Kate Grinnell 2nd, all in favor, none opposed, May summary is approved.

Steve Ocean asked Corey Fortin if the application is complete so the Findings can proceed. Corey Fortin stated that it was complete, and the Findings are prepared for review.

Steve Ocean motions to approve the application, Sarah Collins 2nd. All in favor, none opposed the application is complete and review can begin.

Steve Ocean alerts the applicant that due to the proposed project being a personal garage on an existing property with established services, many categories were not applicable.

Kate Grinnell motions to accept that the property lies within the Farm and Forest resource protection district. Steve Ocean 2nd, all in favor, none opposed, district designation is approved.

Findings of Fact, General Standards:

Section 1, Environmental;

Sarah Collins motions to approve that standard have been satisfied. Kate Grinnell 2nd, all in favor, none opposed, Section 1 is approved.

Section 2, Abutter Protection;

The proposed project is on a private residence and natural buffers exist.

Erick Anderson motions to approve, Sarah Collins 2nd, all in favor, none opposed. Section 2 Abutter Protection is approved.

Section 3 Access;

The property has an existing access that will be used and satisfies all standards.

Kate Grinnell motions to approve, Sarah Collins 2nd, all in favor, none opposed.

Section 3 is approved.

Section 4 Historic and Archeological sites;

The proposed site is not of historical significance.

Steve Ocean motions to approve Section 4, Deb Dean 2nd, all in favor, none opposed.

Section 4 Historic and Archeological sites review is approved.

Article X Miscellaneous;

This article is not applicable for the proposed project.

Sarah Collins motions Article X in not applicable, Kate Grinnell 2nd, all in favor, none opposed.

Article XI Site Plan Review;

Kate Grinnell motions to approve the Site plan as submitted, Deb Dean 2nd, all in favor, none opposed.

The Site Plan is approved.

Section 6 Approval Standards and Criteria:

The property is a residence and has an existing functional access. The needed utilities exist onsite and no additional plumbing is proposed for the build. There will be minimal earth disturbance and applicant will dispose of construction debris in compliance with the ordinance.

Erick Anderson motions to approve Section 6 based on applicants' statement. Kate Grinnell 2nd, all in favor, none opposed. Approval Standards and Criteria have been satisfied.

Erick Anderson motioned to approve the Purington garage application at 46 Nelson Ridge Rd (north) as submitted. Sarah Collins 2nd, all in favor, none opposed, project is approved.

Steve Ocean alerted applicant that the final signed copy of the amended deed needs to be filed with the Knox County Registrar of Deeds within 30 days of approval. Corey Fortin will notify the Planning Board members when the fully completed document is available for signing at the Town Office.

New Business:

Steve Ocean discusses the next workshop offered by MMA (Maine Municipal Association) is on July 20th 4-7:30 p.m.

Corey Fortin will submit an update on all the permits that had been issued since last meeting. There is a new project application that will be added to the July 13th agenda.

June 22nd will be the public hearing and physical site review for Summit Geoengineering. Planning Board members will meet at site on Rt.17 at 6:30 p.m. before public hearing.

Craig Coolidge states that his other permits are in order and the site is ready for review. Steve Ocean asked Corey Fortin if the application is complete. Corey Fortin states that it is and directly after public hearing the Findings can be reviewed.

Sarah Collins motions to adjourn at 8:10 p.m., all in favor, meeting adjourned.

Respectfully submitted,
Kelly Hassanein