

Town of Washington

Planning Board Summary

July 13, 2021

Attendants: Deb Dean, Sarah Collins, Steve Ocean (Chair), Seth Anderson, Ezra Casas (Alt., Erick Anderson (Alt.), Corey Fortin (CEO)

Absent: Kate Grinnell (VC/S)

Public Attendees: James Thomas, Reuben Curtis, Ashley Curtis

Meeting called to order 7:00 pm.

Deb Dean motioned to approve summary from June 8th, Seth Anderson 2nd, all in favor, none opposed.

Steve Ocean motioned to approve summary from June 22nd, Sarah Collins 2nd, all in favor, none opposed. June summaries are approved.

Pre-Application Maine Audio Visual:

James (Jimmy) Thomas delivers and sets up audio/visual equipment for events all over the state. There is no retail traffic at the location. There is a tiny house, a trailer to transport equipment, and a modest lawn sign on the property located on Rt 17 next to the Jojoba Oil company.

Corey Fortin (CEO) states that the building is there without permit and due to its uses as a home business needs to be reviewed by the Planning Board. It had previously been determined that the lot was in the correct zoning but was non-conforming due to its size. Sarah Collins reviewed the ordinances and discovered that in Article 7, Section 4, page 39 of the manual there was a description of the ordinance where the property would be considered conforming. The lot is 1.5 acres and has a MDOT approved access.

Due to the complexity of the property and its uses Steve Ocean has decided to contact the town attorney and the Maine Municipal Association to determine what application is required. He will be in contact with Mr. Thomas with the solution and schedule him to return on August 10th.

Pre-Application Curtis gifting subdivision:

Reuben and Ashley Curtis own 25 acres of land behind the West Washington Cemetery on Rt.206 and are interested in gifting a couple of acres to family that currently live out of state for the purpose of building a residence. The ordinance states that in the case of gifting property the owners need to have owned the property for 5 years. Steve Ocean states that in the event of gifting the property a non-conforming lot would be acceptable. The Curtis' have had possession of the property for 2 years. Their options are to try to apply, get rejected and put in an appeal, petition the Selectmen to propose a change to the ordinance that would be voted on at town meeting in March of 2022, or they could sell a parcel to their family at the 5-acre minimum required. As they own the property they also could apply to build on their own land and figure out the additional tax burden the residence would create to share with the recipients and gift property after the 5-year period has passed.

The Curtis' also have some questions as to the hard boundary shared with the cemetery as the language states "surrounding areas" with no clear definition. Sarah Collins is on the cemetery commission and will try to clarify the edges of property.

Corey Fortin handed out the previous months list of permits that were issued for buildings and septic systems.

Erick Anderson motions to adjourn at 7:45, Sarah Collins 2nd, all in favor, meeting adjourned.

Respectfully submitted,
Kelly Hassanein