

Town of Washington

Planning Board Summary

July 12, 2022

Attendance: Steve Ocean (Chair), Seth Anderson, Corey Fortin (CEO), Kristie Grant (Alt.), Kate Grinnell (VC/S), Samuel Collins

Absent: Erick Anderson, Micah Nelson (Alt.)

Public Attendees: Wes Daniel, Philip Street, Richard Simon

Meeting started at 7:00 p.m.

The Jackson's Salvage project finalization will be rescheduled with the necessary voting members. Peter Drum was unable to attend as planned but will also be added to a later agenda.

Pre-Application Richard Simon subdivision:

Mr. Simon is proposing to subdivide a 5.5-acre lot he owns on Augusta Rd into 4 separate lots. Maine DOT has determined that accessing the lots needs to be done through a common road instead of separate driveways. Corey Fortin asked Mr. Simon if DOT would have allowed for two separate entrances with lots sharing common access? Mr. Simon stated that DOT was firm in the finding and would require a road built. Due to a road being necessary this would move the project from a minor subdivision to a major creating some additional conditions in the application process. Corey Fortin suggested the proposed road would likely be considered a "low volume access" and could be built 12-16 feet wide with 25 or fewer trips daily. Steve Ocean and Wes Daniel know of another project in town (Davis Stream Road) that had a similar situation, and they will research how that subdivision was completed. Steve Ocean asked code enforcement the difference in the application fees from a minor to a major subdivision. Corey Fortin stated a minor has a flat fee of \$80, and a major is \$25 per proposed lot. The property lies in the rural commercial zoning, each lot must have a minimum of 1 acre, 100 ft road frontage, and 10-foot setbacks between lots. Mr. Simon will need to produce a preliminary plan and prior to site review mark off the midline of proposed road and corners of the lots. The Planning Board must submit in writing the requirements. Mr. Simon will have 6 months after the site review to finalize the preliminary plan that would need to be submitted to the Board a minimum of 7 days prior to meeting for review. The ordinance lists the necessary submissions, and the final plan can only be reviewed after the approval of the preliminary plan. Mr. Simon would also be required to name the road and set up the 911 address locations.

Pending Business:

Kristie Grant suggested a separate meeting prior to the next scheduled meeting in August to complete the Jackson's matter.

Steve Ocean followed up with Corey Fortin regarding the CEO report of issued permits. Richard Bartlett has reached out and will continue to move forward with building a barn on his lot on Rt. 105. The Borego Solar project approval is missing a couple of signatures, Steve will reach out to the members.

Philip Street has come to ask about how the newly changed ordinance will affect the requirements of the Planning Boards involvement in building permits for structures up to 2000 sq. ft. The Board confirmed that it was no longer necessary, and Code Enforcement could issue the permit.

Steve Ocean will notify the members needed to complete the Jackson's application and schedule a short meeting.

Kate Grinnell motions to adjourn, Sam Collins 2nd, all in favor, meeting adjourned at 7:43 p.m.

Respectfully submitted,
Kelly Hassanein