



Town of Carrabassett Valley
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Carrabassett Valley Planning Board

Thursday, June 24, 2021 at 4:30 P.M.

*****Meeting IN PERSON at CV Town Complex – either Park Pavilion or Office Meeting Room*****

(Please note - there will be no remote access component but the public is welcome to join in person)

Agenda

1. Review the Minutes of the May 27, 2021 Planning Board Meeting.
2. Site Plan Review - Airport Taxilane and Hangar Expansion presented by Town of Carrabassett Valley on Map 3 Lot 2 located in the Light Industrial District.
3. Sketch Plan discussion/preapplication for Conditional Use Permit for Adult Use Marijuana Retail Store by Tombeau Inc, located on Map 3 Lot 3-1
4. Other Business?
5. Adjourn

Please email cvceo@roadrunner.com to request meeting materials ahead of the meeting.

TOWN OF CARRABASSETT VALLEY
MINUTES OF THE PLANNING BOARD MEETING
May 27, 2021
Meeting at CV Town Park Pavilion

Members Present: Brian Demshar Alan Sleight
 Dave Corrow Tim Flight
 Roddy Ehrlenbach Scott Stoutamyer
 John Slagle Jim McCormack

Others Present: Chris Parks Dennis Stevens
 Seneca Stevens Sue Davis
 Brian Sleeper Kathryn & Rand Surgi
 Jim & Peggy Bishop Bill Ward
 Travis Roderick Karen Houston & Guy Cosby
 Phoebe Folger Deb Bowker

Brian Demshar opened the meeting at 4:32 p.m. and welcomed those present.

The first order of business was to review the minutes of the March 25, 2021 Planning Board Meeting. Tim Flight made a motion to accept the minutes. Jim McCormack seconded the motion. Motion approved.

The next item on the agenda was a Timber Harvest application for Valley Center/R2/R1 zones by the Penobscot Nation, with the Southern block they have been working and anew Northern block proposed specifically described as being on the west side of Route 27, from Ayotte’s to the Redington North and East developments. Dennis Stevens was in attendance to discuss the application and answer questions. They plan to finish the southern block this summer and winter. Preparing for the work in the northern block, the existing trucking road will be re-established that connects with Route 27 adjacent to the Judson’s Property. Expected sometime in the second year, they will start cutting in the northern block, they will do a thinning cut and leaving a 75’ buffer along Route 27 and 100+’ along Redington North and varying buffer along Redington east though topography will limit how close they come where the ground gets steep behind the existing Ridge View Road homes. Work hours will be 6am to 5pm, Monday through Friday, and they will try to hold off on the chipper until 7am. The current permit will be for one year, and Dennis explained that they will have to come back for a renewal. There is no trucking traffic planned for the Redington Road. Alan Sleight inquired about the Redington Pathway and whether there would be an impact to the snowmobile and ATV traffic. Dennis responded that, if allowed, it would be managed, though the snowmobile traffic would likely be disrupted in winter for the connector to and from Redington neighborhoods. The chipper will be located further down the ridge from the Redington homes, with the landing around 3000’ from Redington East. Deb Bowker asked for a summary of the plan. Dennis explained that they plan to continue cutting the access Right of Way up further into the area next summer with a type of prescribed cut of

1100 acres over several years. Following discussion, Jim McCormack made a motion to accept the application as presented. Scott Stoutamyer seconded the motion. Motion approved unanimously.

Next on the agenda was a Shoreland Zoning Application for a driveway through the Resource Protection District to access a residence in R1 District. The applicant, Neal Sleeper, was unable to attend this evening, but his brother, Brian Sleeper, was in attendance to answer any questions. Chris Parks explained that most of the adjacent, undeveloped lots have existing driveways, but this one was likely unused and ditched out during the last MDOT project in the early 2000's. The applicant plans to build a home with septic behind the S2RP District and this would be the only access to the lot. His plan shows a curving driveway to hide development and not empty straight into Route 27. It will be able to climb more gradually. Roddy Ehrlenbach reviewed the layout shown and found it agreeable, but he noted that he'd like to see the driveway not be changed to meander longer than needed in the S2RP district. John Slagle asked how much of the driveway is in S2; Chris Parks responded that it will be no more than 150' into the lot frontage. The contractor shall be Erosion Control Certified in Shoreland Zones. Jim McCormack made a motion to approve the application. Roddy Ehrlenbach seconded the motion. Motion approved unanimously.

Where there was nothing new to review for the continuation of Workshop discussions on Non-Conforming Structures as outlined in the Standard Zoning Ordinance, John Slagle made a motion to table the matter to another time. Alan Sleight seconded the motion. Motion approved unanimously.

Meeting adjourned at 5:05 p.m.

Respectfully submitted,

Lynn M. Schnorr