



Town of Carrabassett Valley

1001 Carriage Road
Carrabassett Valley, Maine 04947
207-235-2646
207-235-2645

Carrabassett Valley Planning Board

Thursday, April 2, 2020 at **6:45 P.M.**

Meeting ONLINE - Zoom ID 954-341-767 with Access Code of 467513

To use a traditional phone to call in, use one of the following numbers:

+1 929 205 6099; +1 301 715 8592; +1 253 215 8782

then follow prompts for Meeting ID and Access Code listed above.

Agenda

1. Review the Minutes of the March 5, 2020 Planning Board Meeting.
2. Shoreland Zone Application for Map 2 Lot 5 in Springfarm – placement of frost wall under existing dwelling.
3. Shoreland Zone Application for Map 8 Lot 23A – creation of driveway and single family dwelling.
4. Other?
5. Adjourn

**TOWN OF CARRABASSETT VALLEY
MINUTES OF THE PLANNING BOARD MEETING
March 5, 2019**

Members Present: Brian Demshar Tim Flight
 Al Sleight Deirdre Frey
 Dave Corrow

Others Present: Chris Parks Annie Twitchell
 Courtney Knapp

Brian Demshar opened the meeting at 5:05 p.m. and welcomed those present.

The first order of business was to review the minutes of the January 9, 2020 Planning Board Meeting. Deirdre Frey made a motion to accept the corrected minutes. Dave Corrow seconded the motion. Motion approved.

A Site Plan Review was conducted for the new Mountain Fire Station. Courtney Knapp was in attendance to present plans. He noted that the construction plans have been approved by the Fire Marshall's office. There are roughly 21 parking spaces for the building, and where this is not a 24-hour facility, this should be plenty for those working at the station. There may be an opportunity to add more in the future, if the need presents itself. The well is complete and in place, and the water quality is very good. The swath for the sewer line needs to be maintained as a 10' line for the Sanitary District, with only minimal planting done. Exterior lighting will be down-cast building mounted units. Emergency vehicle access will be maintained, and the road from the Access Road to the Fire Station might be considered a "fire lane". Courtney Knapp explained that the building will be country red with a "weathered" standing seam metal roof. Alan Sleight made a motion to accept the site plan for the new Fire Station. The motion was seconded and approved.

The next item on the agenda was the continued discussion of Signage Performance Criteria. Chris Parks discussed whether there should be changes made soon, or should these changes be incorporated into the revision of the Comprehensive Plan. Those present agreed that it should be rolled into the Comprehensive Plan. Alan Sleight said it's important to get it right, so it doesn't have to be done over again. The Planning Board was provided information to review in consideration of possible revisions. Chris Parks reviewed some of the specifics for several revisions that might be considered, such as real estate signage and banners. It was discussed that there are different sign requirements for various associations in Town.

There was discussion that Chris Parks has a couple of items for future Planning Board review at our next meeting, one for Spring Farm and one in the Scenic Corridor above Redington.

Chris Parks also had a Shoreland Ordinance item to discuss with the Planning Board. Anything along the river is in Resource Protection, other than the General Development area. As Chris works with people, he's trying to guide them properly. Under Resource Protection, there are allowed and conditional uses. Principal structures for one and two-family dwellings including driveways, the ordinance indicates Planning Board approval, referencing section 16E. 16E kicks back to performance standards, but Chris believes the Shoreland Zone allows the creation of new one and two-family structures on legal lots of record. A developer could not now create 1 acre lots in that 250' RP zone, since they'd be non-conforming. Chris explained that he's trying to vet out the legally existing lots in this zone, versus newly created lots in that zone. Anything new would need to be out of Resource Protection zone, if its within 250' of the river. There may need to be some adjustment to the land use table to reflect this.

Chris Parks was asked if a parking lot driveway needs to maintain a 200' separation from an adjacent road per Town Minimum Street Construction Standards. Discussion concurred that yes, a parking lot driveway should be viewed similar to any other roadway.

The next meeting will be tentatively held on March 26th. (*postponed*)

Meeting adjourned at 6:07 p.m.

Respectfully submitted,

Lynn M. Schnorr