



Town of Carrabassett Valley  
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Carrabassett Valley, Maine 04947  
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## Carrabassett Valley Planning Board

**Thursday, April 28, 2022 at 4:30 P.M.**

*Board Members shall meet in person at the Carrabassett Valley Town Office; masks are optional at this time. Guests may join remotely with **Zoom ID 531 268 2243** & Passcode of **04947** or:*

<https://us02web.zoom.us/j/5312682243?pwd=TGxrUExKcXdqQTdlZUZhYUVteG5GZz09>

*To use a traditional phone to call 1-929-205-6099 and follow prompts for Meeting ID and Access Code listed above. Please announce yourself and then remain quiet/muted while you listen.*

### Agenda

1. Call to Order, Board Member Attendance & Voting Quorum
2. Review the Minutes of the March 30, 2022 PB Meeting.
3. Presentation of proposed Amendments to previously Approved Red Stallion Final Subdivision Plan
4. Shoreland Zone Application for New Accessory Structure (Garage) at property occupied by existing Single-Family Dwelling in the Shoreland Zone for Map 9, Lot 36
5. Renewal of Forest Harvesting Permit Application in the VC/R2/R1 zones by the Penobscot Nation – Tax Map 1D, Lot 14
6. Bylaw Review
7. (If time allows) Continued discussion on updating Shoreland Ordinance
8. Other Business?
9. Adjourn

**TOWN OF CARRABASSETT VALLEY**  
**MINUTES OF THE PLANNING BOARD MEETING**  
**MARCH 30, 2022**

Members Present:     Brian Demshar                             Tim Flight  
                              Scott Stoutamyer                             John Slagle  
                              Alan Sleight

Others Present:       Chris Parks                             Rich Elliot  
                              Ryan Cox                                 Sue Davis  
                              Tim Gerencer

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Brian Demshar called the meeting to order at 4:35 p.m. and welcomed those present.

The next item on the agenda was to establish a Chair (Brian Demshar) and a Vice Chair (Tim Flight) for the new year. Alan Sleight made a motion to maintain the same positions as the prior year. John Slagle seconded the motion. Motion approved unanimously.

The discussion of by-law review was tabled for a subsequent meeting.

The Meeting Minutes from December 22, 2021 were reviewed. Tim Flight made a motion to accept the minutes as written. Alan Sleight seconded the motion. Motion approved unanimously.

The Planning Board conducted a review of the existing approved Red Stallion Subdivision Plan, as there has been a request to discuss a proposal to amend the development plan. Rich Elliot was in attendance to discuss the proposal. He would like to move Lot 3 to the east and join it to Lot 5, retaining the same amount of common area not covered with structures but changing its layout, and construct a house with a garage. The neighbors are in agreement with his plan. He also proposes removing the condominium association, which would remove common land and give it to individual owners, and is in agreement with the other neighbors. The Elliot's will be buying lots 2, 3, 4 and 5. Lot 2 would be its own separate lot and may later be built as employee housing. Lot 3, 4 and 5 would become one lot. The Wards own lots 6 & 7, and they were willing to remove the condominium association and combine their lots, but retain the ability to add a garage with an in-law apartment subject to setbacks. The lots would end up being roughly 20,000 square feet each, and the owners would individually own their land. It would reduce eight lots to five. There will still be a shared arrangement with the two septic tanks and well, although Rich is interested in potentially constructing an additional well. CEO Chris Parks said that, where this was an approved subdivision in 2005 and amended in 2008, the final approval for this modification should require a formal revised plan. He feels it would be prudent to notify the abutters, and the Planning Board can determine whether a public hearing is necessary. He feels the plan seems sound and there is nothing that appears to be outside the ordinance. In the

meantime, Rich asks that the Planning Board approve lots 3 and 5 being joined. If approved, that approval will be filed with the Franklin County Registry of Deeds and would become an amendment to the condominium association. Al Sleight said he feels that the abutters should be notified before anything happens. Following discussion, it was decided that letters of notice would go to the abutters to give them the opportunity to ask questions about the endeavor.

There has been a request for reapproval of a driveway creation in the Shoreland Zone for Map 8, Lot 23A. Chris Parks explained that about two years ago, Rob Dana sought approval to put in his driveway. Under shoreland zoning, he would have a year to get it started and completed in two years, but the two years have expired prior to the driveway being completed. He ran in to extenuating circumstances that prevented him from completing the driveway in time to meet the ordinance. At this time, he has returned to request a reapproval. He agreed that whoever does the earthwork would be shoreland certified. Following discussion, Alan Sleight made a motion to reapprove the driveway. John Slagle seconded the motion. Motion approved unanimously.

With regard to a Bylaw Review, Chris Parks suggested that Planning Board members review them at home and raise any concerns they may see.

Chris Parks discussed initiating discussion on updating the Shoreland Ordinance. There are some changes to how non-conforming lots are handled in shoreland zone. The DEP wants the Town to step up to the newer version. It was decided to check with Androscoggin Valley Council of Governments (AVCOG) on the matter and then do a review in a workshop meeting.

The next meeting will be scheduled for April 28<sup>th</sup>.

Meeting adjourned at 5:39 p.m.

Respectfully submitted,

Lynn Schnorr  
Secretary to the Planning Board