



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

Thursday, May 26, 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 April 28, 2022 PB Meeting.
3. Forest Harvesting Permit Application in the R1 District by Owner Kevin Hayden – Tax Map 1D, Lot 8
4. SMC Podium Project T-Bar Site Plan - on Tax Map 1B – Lot 1
5. Sugarloaf Water Association Storage Reservoir located on Tax Map 1B – Lot 1 (new location just uphill of former Aerial Air Bag Jump)
6. Bylaw Review Acceptance
7. Continued discussion on updating Shoreland Ordinance
8. Other Business?
9. Adjourn

**TOWN OF CARRABASSETT VALLEY
MINUTES OF THE PLANNING BOARD MEETING
APRIL 28, 2022**

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

Others Present: Chris Parks Sue Davis
 Jeff Aceto (remote) Rich Elliot
 Ryan Cox Scott Townsend
 Seneca Stevens Melissa Ward
 Christopher & Jane Moore

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

The Meeting Minutes from March 30, 2022 were reviewed. John Slagle motion to accept the minutes as written. Tim Flight seconded the motion. Motion approved unanimously.

A renewal of Forest Harvesting Permit Application in the VC/R2/R1 zones by the Penobscot Nation was reviewed. This is located on Map 1D, Lot 14. Chris Parks observed that this is basically an extension of the harvesting that was done last year. The acreage, however, is 700 acres this year. Their legal department questioned if they could operate near the Redington North subdivision, so they opted to play it safe and reduce the acreage from last year's harvest work. If it is determined that they are safe to pursue the rest of the cutting in that area, they will come back to the Planning Board. Chris Parks said he does not see that as a stumbling block, and they would then keep the approval moving along. Alan Sleight made a motion to accept the application. John Slagle seconded the motion. Motion approved.

The proposed Amendments to the previously approved Red Stallion final subdivision plan were reviewed. Rich Elliot was in attendance to discuss the revision. This plan shows lines drawn, as agreed, and it includes notes that he suggests could be adopted as requirements for the approval. Lot 8 may opt out of sharing utilities and road costs (with approval of the CEO), since they could put in their own septic and road. All the other owners are okay with that provision. Chris Parks noted that a curb cut on a secondary road would be preferable to a curb cut on the Carriage Road, with perhaps a tree buffer along the Carriage Road. Chris also noted that the abutters were duly notified of this proposed change. Rich added that a house across the Carriage Road (not part of the subdivision) also shares the well and septic. John Slagle said that the request basically takes the subdivision from 8 lots to 5 lots. John Slagle made a motion to approve the revision as presented. Alan Sleight seconded the motion. Tim Flight asked if Jeff Aceto had any questions or concerns. Jeff said he has reviewed the plan and supporting documentation.

The plan came on in 2005, so Jeff doesn't have any prior experience with this particular subdivision. He notes that the zoning is not notated on the plan, and he recommends some record of the zone. He also recommends notes on any future changes. Other than that, he has no concerns. At this time, a Finding of Fact was conducted to ensure the revised subdivision meets the criteria of the subdivision ordinance. Following this review, with no concerns, the motion was approved with the inclusion of the zoning district (R-2, Medium Residential) written in to the plan.

An application was reviewed for a new accessory structure (garage) in Shoreland Zone for a property located at Map 9, Lot 36. Scott Townsend was in attendance to discuss his request to construct a 2-story garage. He has a level area on top of the hill (currently trees and a gravel path) that meets the 75' setback from the river and 25' setback from the road. This is located in Riverside 1900. Scott provided a copy of the survey plan. The second floor may serve as a studio and/or office, but there is no plan for plumbing in the structure. They currently have two electric meters on their property, so they will go underground from the pole to provide access to the garage. They have a large lot with roughly 300' of water frontage, which cannot be subdivided. When the work is done, they will be replanting the area that was impacted by the excavation work. The elevation of the garage location is not in flood zone, though the survey does not indicate where the flood plain is. The house was identified as not being flood plain at the time that the house was purchased and insured. Following review of the plans, the Shoreland Review Criteria was reviewed. Chris Parks noted that the homeowner can do their own work in the Shoreland Zone, but if they use a contractor, the contractor must be Shoreland/Erosion Control certified. With the completion of the Shoreland Review Criteria, and no issues found, Tim Flight made a motion to approve the application. Alan Sleight seconded the motion. Motion approved.

The next item on the agenda is the Bylaw Review. Alan Sleight suggested that anything coming from the update of the Comprehensive Plan might be incorporated into the by-laws. Chris Parks noted that the adoption of the updated Comprehensive Plan is likely 12-18 months out. Chris recalled that the annual review was something that was an idea that was recommended. Tim Flight pointed out a typo on page 3, which created some confusion. The words "providing for the board" will be stricken from the sentence. Tim Flight also noted that item #4 does not seem relevant (it's information rather than procedural). It was agreed to strike item #4. The subsequent items will be re-numbered accordingly. Chris Parks noted that, with the availability of electronic access, the revision of the by-laws can easily be put on the Town's website. Tim Flight's interpretation is that the changes will need to be voted and adopted at a subsequent Planning Board meeting. This will be put on the next agenda.

Brian Demshar suggested that Chris send out an electronic copy of the Shoreland Ordinance for Board members to review, which can be taken up at a future meeting. Chris noted that AVCOG does not currently have a planner who can assist with this project. Alan Sleight requested copies of meeting materials prior to meetings. Chris Parks cautioned that Planning Board members

should take care about not doing too much investigation on their own, but he will work to provide more info.

Chris noted that Sugarloaf does not appear ready to come back yet for their West Mountain subdivision. He suggested a workshop for the Shoreland Ordinance review.

The next meeting (workshop) will be scheduled for May 26th.

Meeting adjourned at 5:51 p.m.

Respectfully submitted,

Lynn Schnorr
Secretary to the Planning Board

DRAFT