

Planning Board Meeting 08.03.2020

Meeting called to order at 7:00 PM

In attendance: Jim Driscoll, Mike Dubois, Rick Beaudet, Joan Kelly, and Margaret Matthews
Guests: Steve Campbell, David and Louise Campbell, Elliot (Doug) and Laurie Bentley

Old Business:

Meeting minutes for the July 6, 2020 meeting were read by Secretary Joan Kelly. Motion made by Jim to accept the minutes as read, all voted in favor.

New Business:

Doug and Laurie Bentley here to discuss plans for an expansion to camp on Little Bear Pond, 68 McSherry LN. Jim Driscoll will be the contractor and therefore has removed himself from the process. Jim explained the screen porch on the front is in disrepair and would need to be replaced. The square footage will remain the same. There will be an addition to the rear of the camp to add a bathroom with shower. The expansion will be 208 sq. ft and the camp has never had an expansion. They will need to remove 5 trees for the expansion. They will be putting in for a permit to add a new septic system, tank behind the expansion and leach field 250 ft from the high-water mark. Drilling of a well. Drawings were provided. Site visit planned for Thursday 8/6 at 4:30 pm, Mike and Joan to attend. They will be removing the outhouse and will no longer be pulling water from the pond.

Steve Campbell presented his application for the tear down of an old shed and replace with the same square footage (12' x 23') but will change the orientation. There is no room to move away from Canton lake and it is bordered on the other side by a brook. Discussion around the rebuild of the structure. DEP Permit by Rule was applied for and silt fencing was installed. Fee was partially paid, and Steve paid the balance. Board determined site visit was not needed. Chair called for a vote to approve the application. Unanimous for approval, permit # 2020080301 was granted. Approved permit to be emailed to Steve.

David and Louise Campbell presented plans for the build of a 28' x 36' garage on Canton lake. Discussion around the property lines, set-back from the lake and non-vegetative surface. Permit was approved in 1991 by Kate Hawkins. Nothing has changed since that time except the addition of 20 additional feet for the property line. Board determined they needed to pay for a new building permit. Shoreland zoning permit was also included in their paperwork from 1991. The fee was applied and permit # 2020080302 was granted. The permit will be mailed to the Campbells.

Discussion around an outbuilding on West Cove Drive, no camp. The owner, Adam, would like to rebuild the existing building. If he removed the outhouse, the State would not allow the outhouse to be rebuilt. The site is within 100 ft of the pond. Adam is looking to add a holding

tank and structure to replace the outhouse. We recommended that he speak with the plumbing inspector. Adam would also like to rebuild or replace the outbuilding that is currently on the property. The board needs to do some research around what is permissible for Adam to do on his property. The board asked that Adam come up with his plan for the property and we would need to do a site visit with measurements. Non-conforming structure change in use, section 12 C (4). The planning board will determine if the new use will not have a greater adverse impact on the pond, on the subject or adjacent properties and resources than the existing use. A lot map and site visit is recommended.

Meeting adjourned at 8:12 PM