



PLANNING BOARD

Paul Mattor, Chair
Don Roth Jr., Vice Chair
Heather Sullivan
Tom Witkowski
Gregg McPherson
Seth Davis
Stephen Stark

Minutes of Planning Board Meeting 10 May 2023

Members Present: Paul Mattor, Chair; Don Roth Jr., Vice Chair; Heather Sullivan, Stephen Stark, Seth Davis

Call to Order: With a quorum present, the meeting was called to order by Chair Paul Mattor at 7:00 PM.

Minutes: March 8, 2023 – accepted as corrected

Correspondence: None unrelated to the project.

Reports: Selectman Mary Hoffman - May 17, 2023 there is a public hearing over the Town Warrant Articles which consists of 26 articles. Looking for members on the Sports Complex Committee, they're meeting May 11, 2023 at 7:00PM, contact Deb Taff if you're interested.

Public Hearing: None

New Business:

1. **#2201-40159 Brookfield White Pine Hydro – West Buxton Boat Launch**
Uriah Forest-Bulley, Kleinschmidt

Proposed boat launch 1200' of West Buxton Dam. They came to Planning Board 2 years ago and withdrew and went back to the drawing board due to wetlands. The Boat Launch is a condition from Maine Inland Fisheries & Wildlife due to the Brook Trout. What you're seeing is the same proposal.

Conditional Use there are no waiver requests, in the WBV Zone with a Shoreland Overlay. Would like to pull the old file and check the interpretation of the previous application regarding use – is it allowed or not. Question of most recent survey. There are no utilities in the plan, no boat launch sign in the plan, concerns over no bathroom facility or porta toilet on site.

Shoreland Application contains the authorization for agent. Angela to place date of receipt on original file application.

Heather Sullivan made a motion to find the application complete subject to specifically identified items by Administrative Assistant.

Heather Sullivan rescinded the motion to find the application complete, seconded.

Continued discussion regarding additional information needed as listed below:

Sheet 5

Map / Lot

Signature Block

Zoning Shown (WBV / Shoreland)

Tax Map

Soils Map

Authorization Letter

Current boundary survey?

Heather Sullivan made the motion to find the application complete subject to the applicant providing requested documents & Code Enforcement Officer confirming the use allowed in the zone, seconded by Stephen Stark.

Vote: 4-0-1 (Mattor), motion passed

Angela Chute, Admin. Asst. stated the May 24, 2023 meeting is too soon for appropriate notification but May has an extra Wednesday if the Board chose to utilize that evening to keep the application moving forward.

Heather Sullivan made a motion to schedule the public hearing on May 31, 2023 at 7:00pm, seconded.

Vote: 4-0-1 (Mattor), motion passed

Heather Sullivan made a motion to schedule a site walk on May 31, 2023 at 5:30pm, seconded.

Vote: 4-0-1 (Mattor), motion passed

Meeting location will be off Moderation street, gate will be opened so you can drive in to the meeting location. The area is pretty wet so if you have boots it would be a good idea to wear them.

Heather Sullivan made a motion to cancel the Planning Board meeting scheduled for May 24, 2023, seconded.

Vote: 4-0-1 (Mattor), motion passed

Old Business: None

Public Comment:

Long Range Planning:

Plan for Next Meeting: May 24, 2023 meeting Cancelled

May 31, 2023 Site Walk & Public Hearing Brookfield White Pine West Buxton Boat Launch

Adjourn: Meeting adjourned 8:50 PM.

Minutes submitted by Angela Chute, Admin. Asst.

Approved by Planning Board May 31, 2023