



Town of Clifton <townclifton@gmail.com>

Fwd: DRAFT Minutes of 7 November 2018 Planning Board Meeting

1 message

PBMemberThree CliftonME <cliftonpb03@gmail.com>

Tue, Dec 4, 2018 at 6:40 PM

To: PBChair CliftonME <cliftonpb01@gmail.com>, PBMemberFive CliftonME <cliftonpb05@gmail.com>, PBMemberFour CliftonME <cliftonpb04@gmail.com>, PBMemberTwo CliftonME <cliftonpb02@gmail.com>, campbell vernon <vwcampbell726@gmail.com>, Bruce Davis <davis.bruce@gmail.com>, CliftonPB FOAA <cliftonpbfoaa@gmail.com>, PBMemberThree CliftonME <cliftonpb03@gmail.com>, Town of Clifton <townclifton@gmail.com>, vernon.campbell@myfairpoint.net, look2life <look2life@myfairpoint.net>

For tomorrow's meeting

----- Forwarded message -----

From: **PBMemberThree CliftonME** <cliftonpb03@gmail.com>

Date: Fri, Nov 16, 2018 at 6:35 PM

Subject: DRAFT Minutes of 7 November 2018 Planning Board Meeting

To: PBChair CliftonME <cliftonpb01@gmail.com>

Meeting began at 6:00 p.m. Present were Chairman Eric Johns, Vice Chairman David Cogdell and member Vern Campbell. Member Bruce Jellison joined the meeting at approximately 7:00 p.m.

The minutes of the 3 October 2018 Planning Board meeting were approved by Johns, Cogdell and Campbell.

Clifton residents Paul and Sharon Buchanon attended the meeting to raise concerns they had regarding a rebuilding permit that the Town's Code Enforcement Officer (CEO) had recently issued to Katrina Torrey following a 2016 fire at a structure owned by Torrey. The permit had been issued some two years or so after the fire although the Clifton Land Use Ordinance (LUO) required rebuilding permits to be issued within 18 months of the event. The Buchanons said they had discussed their concerns with the CEO but were not satisfied with the response they were given and wanted to discuss the matter with the Planning Board. The Chairman said it was his impression that, while the owner could legally rebuild the structure, it appeared that the CEO may not have processed the permit application in accordance with the LUO. The Chairman indicated that he would discuss the matter with the Selectmen for appropriate action as the Planning Board technically was not the CEO's supervisor. The Buchanons also indicated that they would formally raise the CEO's actions with the Selectmen.

On another permitting matter, the Chairman said that some questions had surfaced regarding a new structure being built by John Williams in near proximity to a rental home owned by, but not occupied by, Williams. The permit, originally issued under the 19 March 2011 LUO, indicated that the structure was to be a garage that will be used for an agriculture-related business involving the packaging and sale of blueberries. The Chairman noted that an individual using the garage for business-related reasons should also be the occupant of the house under the LUO. Additionally, garage in question exceeds the LUO limit of 1200 square feet. After further discussion, it was thought that the structure in question was actually a tier 2 impact activity versus a tier 1 under Article 13 of the the current LUO. The Chairman suggested that a new permit may be issued classifying the building as a primary rather than an accessory structure to conform with the LUO. Chairman noted that he will discuss the matter with the CEO.

Chairman Johns provided an update and showed examples of the work he is doing on updating the Town's Comprehensive Plan.

Vice Chairman Cogdell shared additional information that he had received regarding the proposed wind farm that may be constructed at the south end of Clifton and into Otis at some point in the future.

Motion to adjourn was made 7:30 p.m. by Campbell/Johns and passed unanimously.

Minutes prepared by David Cogdell