6 January 2021 Clifton, Maine Planning Board Monthly Meeting Minutes

The meeting was called to order at approximately 6:00 p.m. in the town office building. Present were Chairperson Bruce Jellison, Vice Chairperson David Cogdell, members Vern Campbell, Julie LaVertue, and alternate member Bruce Davis. No other individuals were present in the building. The meeting was broadcast via Zoom, a copy of which may be obtained by contacting the town office.

Attending via Zoom was Mark Leavitt, the Clifton Code Enforcement Officer (CEO), and Daniel Litchfield of Mt. Desert, Maine.

The Pledge of Allegiance was recited.

Chairperson Jellison appointed Bruce Davis to be a member of the Planning Board for this specific meeting.

Upon a motion by Julie/Vern and unanimous vote, the minutes of the 14 December 2020 meeting were approved.

The Board evaluated a permit application submitted by Daniel and Heather Litchfield to construct a two-level structure with a new septic system at 47 Hendrickson Lane in Clifton (waterfront property on Springy Pond). The proposed structure would consist of an 1,178 square foot foundation, including walkout basement, along with a 310 square foot deck. The proposed structure would replace a now demolished 1182 square foot camp.

The Board had a number of questions, concerns and disagreements relating to the application that were discussed with the CEO and Mr. Litchfield. These included, but were not limited to, the height of the proposed structure, stormwater drainage, emergency evacuation of a certain bedroom in case of fire, and the structure’s placement on the lot. After considerable discussion between all parties, it was agreed that further research by the Board, CEO and Mr. Litchfield was appropriate, to include consulting with Maine Department of Environmental Protection on some of the issues. The application will be discussed further at the next Board meeting. As an aside, it was also noted that certain portions of the Land Use Ordinance might need to be updated for better clarity.

The Board also discussed the status of the town’s comprehensive plan and what actions could be taken to complete the project. It was agreed that Board members should look at the draft posted on the Planning Board website and be prepared to discuss at the next meeting.

Upon a motion by David/Julie and unanimous vote, the meeting adjourned at approximately 7:35 p.m.

Minutes prepared by Vice Chairperson David Cogdell.