

4/7/15

Stow Planning Board Monthly Meeting Minutes for April 7, 2015

Attendees: Sam Nesbitt, Cliff Brown, Melvin Peterson, Michael Mendonca, Rip Neddenrip

Old Business:

- A. Minutes Approval: The February 3, 2015 meeting minutes was reviewed and approved.
- B. 1996 Proposed Comprehensive Plan at Town Meeting: Cliff reported that the 1996 CP was adopted at the March town meeting, and that he intends to inform the state. Some discussion ensued about whether or not the state needs to be informed. Since shoreline adoption needs to be addressed, Cliff will inform them of our CP adoption. Sam asked about what happened with the amount requested to update the 1996 plan as a warrant item in the town report. Cliff reported that prior to the town meeting the budget committee recommended to not propose a monies request until the plan was accepted and approved. Now that it has been, Michael will ask Jim Wilfong if he is willing to assist us with the updates at a minimal charge. Members discussed the possibility of a special town meeting if the costs warranted such a request.
- C. Stow Shoreline Ordinance Adoption: In addition to the above, Cliff will inform MMA of our town adopting the state standards for shoreline ordinances.

New Business:

- A. New Business Building Request –Business titled: *JPDSMB L.L.C.* of Steve Beardsworth (423-1759) Justin DeMaio (890-6544) Patrick Kelly (743-6473) came in to request approval to build a “hops-spa” plant on land south of Meadow Road, near/across from the town sand pit. They showed maps and diagrams of where the proposed business would be. The board discussed the concerns of: poles, noise abatement, flood zone, building size, and that a conditional use permit might be necessary. Steve mentioned that they discussed their business venture with local area Lawyer John Bliss and was recommended to present their proposal with the Stow Planning Board. After thorough discussion, board members recommended that they (*JPDSMB L.L.C.*) re-contact Mr. Bliss, determine if their building will or will not be in the flood plain of the lower lot stream, and get plot plan approval. Business leader, Steve wishes to begin clearing the proposed building lot, setting base poles, as soon as possible. Both Cliff and Steve will contact Mr. Bliss to gain necessary information/approvals as soon as possible so as to satisfy the new business timelines. Not later than dates of April 14<sup>th</sup> (for clearing approval) and May 5<sup>th</sup> (updated-detailed plot plan present to planning board) were set.
- B. Dwelling Unit Request: The Mendonca Family of Michael, Janice, Jesse Horn & Kerri Pitts presented an announcement letter request of constructing a “tiny house” on the Mendonca residential property of 273 Stow Rd. Members reviewed the letter addressing the following concerns: (1) 600 sq ft. minimum according to Stow Land Use Ordinance (pg. 4 of definitions, item 32); (2) proper foundation construction of either: a floating slab or sauna tubs or a concrete foundation (3) gray water from sink/washer according to state mandates (4) building code enforcement approval – plumbing/electricity/etc. and (5) possible lot restrictions of only one dwelling per lot or looking into parent lot/backlot provisions. Michael will inform Jesse and Kerri of the above concerns, request they

construct a more detailed dwelling unit/plot plan, and make an appointment to see Mr. Ronnie McAlister, Code Enforcement Officer, to present their plan. Once in order, their dwelling unit proposal will be re-requested to the planning board if land-use ordinances are affected.

- C. Other: Michael mentioned that a MMA Local Planning Board & Boards of Appeal Workshop will be at the Bridgton Municipal Building on May 5<sup>th</sup>; 4:30 – 8:30 pm. Members thought it would be wise for at least two members to attend.

The meeting adjourned at 7:27 pm.

Next meeting is scheduled for: May 5, 2015

Respectfully submitted by:

Michael Mendonca, Stow Planning Board Secretary