

Guilford Planning Board

MINUTES

Guilford Town Office

April 16, 2014

Attendance

Members present: Matt Holland, Chairman; Robert Elliot, Richard Panciera, and Lou Sidell  
Secretary - Quorum present: Alternate present: Clayton Griffin, Second Alternate.

Absent: Martha Ward, First Alternate, Ed Davis

Meeting called to order at 7:00 P.M.

Also present: Keith Doore, Code Enforcement Officer;

CEO Report,

Code Enforcement Officer Keith Doore provided the board with the following report

Minutes

There were no minutes to approve. They had not been finished by the Secretary.

Code Officer's Report

For the board's information, CEO, Keith Doore, submitted the following report on permits that he has issued:

- o Clayton Griffin, Map 16, Lot 36, 44 Water Street, for an ice cream shop. The CEO issued the permit for remodeling. A discussion ensued as to the issue of a floodplain permit.
- o Michael Chase, Map 15, Lot 47, 14 Cottage Street, for an 18 x 24 garage on slab. It meets all setback and yard requirements

Floodplain Management Discussion

The Board questioned the requirements for development in a floodplain and a specific question was asked regarding the 50% rule. Member Sidell explained permits are required for any and all development that occurs in a floodplain. However, normal maintenance such as residing, painting or reroofing are permitted without a permit. A problem occurs when the development includes more than one activity such as new siding and reroofing at the same time. Then a permit is definitely required. He also explained that the 50% rule applies when the development is equal to or greater than 50% of the market value of the structure for which the addition, repairs, or any other kind of improvement is taking place in a Special Flood Hazard Area. When a project involves a substantial improvement the entire structure must be brought into compliance. That usually means elevating the structure on in the case of nonresidential development the structure may be floodproofed.

Member Sidell agreed to develop a draft Flood Hazard Development Permit Application and Permit form for the Board and CEO to review.

#### MMA Planning Board Workshop

It was noted that MMA's Workshop for Planning Boards is to be held in Skowhegan on April 30th and in Brewer at Jeff's Catering on May 13th.

#### Comprehensive Plan

It was agreed that it would be a good idea to approach the Board of Selectmen about the progress on the comprehensive Plan as well as asking them to help in obtaining information and to assist with the goals and objectives for each of the elements of the plan. Chair Holland, said he would attempt to get o the BoS agenda as soon as possible.

#### Adjourn

Member Panciera moved to adjourn and Member Elliot seconded the motion. Motion carried unanimously. Meeting adjourned at 7:55 PM.

Respectively Submitted,

Lou Sidell,  
Secretary