

Guilford Planning Board Minutes
Guilford Town Office
March 20, 2019

Call to Order: The meeting was called to order at 7:10 P.M.

Attendance: Matt Holland, Chairman; Richard Panciera, Martha Ward, Clayton Griffin sitting in for Ed Davis; and Lou Sidell, Secretary

Also, in Attendance: Keith Doore, Code Enforcement Officer and Darrell Miles, Professional Land Surveyor.

Minutes: No minutes were available.

Code Enforcement Officer's Report: CEO, Keith Doore, brought the following to the Board's attention:

- Mr. Miles, PLS is presenting a subdivision sketch plan on behalf of land owners, Craig W. and Kristina Soderquist, involving Tax Map 6, Lot 11 along Sebec Shores Road and Orchard Road. Mr. Miles presented the sketch plan on a copy of the tax map showing 5 new lots along Sebec Shores Road. The primary lot, Lot 11, was also the subject of another proposed split along Orchard Road last year that was delayed due to a Shoreland Zoning change that was needed.

Member Sidell expressed concerns that the submitted sketch plan was inadequate in that the dimensions were illegible as well as lacking road widths and the topographic map submitted was of poor quality in that the topo lines were very faint and in places were unconnected with the remainder of the contour. The contour interval was also not noted on the submittal.

Members questioned the location of the Shoreland Zoning boundaries, size and use of the lots. PLS, Miles, assured the Board that the proposed lots were not in a Shoreland Zoning boundary.

Member Ward moved to approve the sketch plan contingent upon the lots not being in any protected area, and Member Panciera seconded the motion. Motion carried 3-0-1. Member Sidell expressed that he was not comfortable voting on the submittal on such short notice, lack of information and clarity and could not in good conscience vote either for or against the submittal.

Member Sidell express a need for subdivision training regarding subdivision procedures and requirements. Chairman Holland and other members echoed the need as well.

- Guilford Motors Floodplain Management Permit. Mr. Doore reported that the owner is planning on tearing the house down and filling the cellar hole and then constructing a new addition to the existing garage building. The new addition is approximately \$14,000 out of \$40,000 estimated value of the garage. Member Sidell noted that materials used below the base flood elevation must be of flood damage resistant materials. Mr. Doore acknowledged that and added that an elevation certificate will be required.
- There was a brief discussion regarding purpose of the right-of-way behind the Red Mable Inn on North Main Street.

Adjourn: Member Ward moved to adjourn and Member Griffin seconded the motion. Motion carried unanimously.

New Business: None

Respectfully submitted,

Lou Sidell
Secretary

Nest meeting: April 17, 2019