

**Guilford Planning Board Minutes**  
**Guilford Town Office**  
**June 19, 2019**

**Call to Order:** The meeting was called to order at 7:00 P.M.

**Attendance:** Matt Holland, Chairman; Clayton Griffin, Martha Ward, Ed Davis; and Lou Sidell, Secretary:  
New Alternate: Dominic Riitano.

**Also, in Attendance:** Dave Wilson, Town Manager and Keith Doore, Code Enforcement Officer

**Minutes:** Member Griffin moved to approve the minutes of May 15, 2019. Member Sidell Seconded, Motion carried 3 – 0. Members Ward and Davis were not at the May meeting and therefore ineligible to vote on the minutes.

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

The listed permit issues were provided to the Board before the meeting.

- Andrew Gagnon, 5 River Street, Map 16, Lot 200, permit for a new deck.
- Bradley and Ruby Bouton, 18 Winter St., Map ??, Lot ??, permit for a 8' x 28' porch and mudroom.
- Kevin Cotnoir, ?? Salmon Stream, Map 20, Lot 1, permit for a camp [ON HOLD]
- Alvin McDonald, Jr., 8 Winter St., Map ??, Lot ??, permit for a 6' x 8' deck replacing steps.
- Gerald and Carol Thomas, 121 Blaine Av., Map 1, Lot 26, permit for 8' x 10' accessory building.
- Allen Wolfray, 289 Guilford Center Rd., Map 4, Lot 15-5, permit for Cell phone site equipment modifications by adding another antenna to the cell tower.
- Jeremy Ryder, 61 Blaine AV. Map 1, Lot 12-1, permit for a 12' x 12' accessory storage building.
- Richard Pierce, Point Rd. (Davis Pond), Map 19, Lot 9-12, permit for 20' x 30' A-Frame camp.
- Maine Department of Transportation, 295 Water St., Map 2, Lot 13, permit for a 12' x 12' office structure and 12' x 16' concrete slab.

Town Manager, Wilson, briefed the Board regarding recent concerns about rats in a neighborhood with an alleged nuisance violation. He referred to Maine State Law, Title 17, Chapter 91. There was an extended conversation regarding the best way to approach the problem and the need to follow state guidance. It was expressed that hopefully the problem could be worked out without going through legal proceedings.

**Ordinance Review:** Chairman Holland noted that the Driveway ordinance appears to be too vague. He recommended a comparison with similar town ordinances and propose amendments if necessary

**Road Issues:** Chairman Holland explained to the Town Manager that the Board, via working on the Comprehensive Plan, recommended to the previous town manager a State of Maine software program to review and prioritize work on town roads. The Board was willing to pay for it out of the Comprehensive Planning Budget. T.M., Wilson, explained he had contacted an engineering firm to do that sort of work for the town and it will not need to be paid for out of the Comp Plan budget.

Library Street was noted to be one of the higher priority projects and the T.M. was advised that hearsay indicates there may be a spring under the pavement causing some of the problem.

The moratorium on marijuana ordinance appear to have expired. The town is waiting for the Legislature and Governor's Office to finalize the guidance for municipalities.

There was some expressed concern regarding the future plans for the large amount of fill being brought in at the Rockwell Gardens Greenhouse near the east end of Water St. There were numerous rumors regarding retail and lodging facilities. In addition, there was an expressed concern about the quality of the fill and potential for it being from a potential brownfield site.

**New Business:** None

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

Respectfully submitted,

Lou Sidell  
Secretary

Next meeting: August 21, 2019