

**Guilford Planning Board Minutes**  
**Guilford Town Office**  
**August 14, 2019**

**Call to Order:** The meeting was called to order at 7:05 P.M.

**Attendance:** Matt Holland, Chairman; Richard Panciera, Martha Ward, Ed Davis,; and Lou Sidell, Secretary  
Alternate: Clayton Griffin

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

**Minutes:** Member Griffin moved to approve the minutes of June 19, 2019. Member Davis seconded the motion. Motion carried unanimously.

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

- Five lot subdivision on Sebec Shores Road, Map 6, Lot 11, a soils test summary and preliminary plat was shown showing the test pit locations on each of the five lots, and the names of the abutters.

Mr. Miles, Professional Land Surveyor for the subdivision indicated there was all kinds of water. He explained some in the area filter their water and there is no arsenic in the water. When asked about fire protection he explained there were no nearby dry hydrants and closest wet hydrant was in Dover-Foxcroft near the Hibbard's nursing home.

When asked as to if the earlier lot in the Shoreland Zoning classification was to be included, he said no. It was initially stated the setback was 33 feet from the centerline of the road but was corrected to be 75 feet from the centerline. Mr. Mile stated there were no easements proposed on the plan. It was further noted that the lots drained toward Dunham Pond.

The Board consensus was to meet for a site walk on Thursday, September 12<sup>th</sup> at 9:00 A.M. Member Ward moved and Member Griffin seconded the motion to set the next Board meeting and public hearing on the subdivision to be September 19<sup>th</sup>.

Member Panciera moved set a Special Planning Board meeting following the site walk and Member Davis seconded the motion.

- CEO, Doore informed the Board that the permit application for Richard Piers was rescinded.

- A complaint regarding Midnight Auto on Ellis Avenue was discussed. The operator works on autos at night upsetting some in the neighborhood. CEO Doore reported the operation was legal.
- The Board was appraised of an issue regarding a deteriorating porch on a mobile home on Summer Street. The site also includes children living on the premises.
- Gerrard Jackson, Sebec Shores Road, Map 6, Lot 5-4. A former hunting camp was on the site but removed. At 61 acres, the lot is unbuildable under current ordinance requirements. Member Sidell move to deny the permit and Member Davis seconded the motion. Motion carried unanimously.

Town Manager, David Wilson, informed the Board that the Lightbody Building (former Guilford medical facility) is being sought by the Piscataquis County Sheriff's Department for the Patrol Division. The building is currently owned by the Town of Guilford and will require a town meeting vote in order to sell the facility.

Member Sidell presented a large print of the Guilford Shoreland Zoning Map as prepared by the Kennebec County Council of Governments (KVCOG). The map was given to the Town Manager. The Town Manager was asked to seek a digital copy of the map from KVCOG.

Adjourn: Member Martha moved to adjourn and Member Panciera seconded the motion. Meeting adjourned at 8:54 P.M.

Respectfully submitted,

Lou Sidell  
Secretary

Next meeting: September 19, 2019