

Guilford Planning Board Minutes
Guilford Town Office
June 20, 2018

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

Attendance: Matt Holland, Chairman; Richard Panciera; Alternant- Paul Zimmerman for Martha Ward; and Lou Sidell, Secretary.

Also in attendance: Kieth Doore, Code Enforcement Officer

Minutes: Member Zimmerman moved to approve the minutes of May 16, 2018 and Member Panciera seconded the motion. Motion carried unanimously

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

Jim White, 306 Wharf Road, Map 3, Lot 53, permit for a 36' x 40' gun shop.

Dennis Gagne, 385 Water Street, Map 2, Lot 24, permit for new deck flooring.

Wayne Atkins, 71 Wharf Road, Map 2, Lot 72-3, permit for a L shape deck, 12' x 32' plus 8' x 32'.

Mr. Doore also brought to the board a question of ordinance interpretation regarding a desire by the owner of a used car lot on Water Street. The owner is desirous of converting the existing house on the lot to an extension of the existing shop. The issue is the elevation of floor of the existing shop as it relates to the floodplain management requirements to be 1' above the base flood elevation (bfe). The owner believes he can move the house to be adjacent to the existing shop and connect the two for less than the value of the structure. Member Sidell explained the process for determining the substantial improvement rule and other relevant related standards of the ordinance. The owner does not want to elevate the floor of the house to be above the bfe as it would not be consistent with the floor of the existing shop. Sidell also explained that the ordinance applies even if the owner does not want to buy flood insurance and also if the building is built in noncompliance the property would be very difficult to sell. The owner does not want to raise the shop floor to meet the bfe standards. Mr. Doore said he would talk to the owner and explain the standards.

Shoreland Zoning: Member Sidell explained that he discussed the shoreland zoning map with Dawn at the Shoreland Zoning Division of Department of Environmental Protection in Bangor. She explained that it is not necessary to include all of the feeder streams into Resource Protection but the wetlands must be included. She recommended that Kennebec Valley Council of Governments should be familiar with the standards and correct the draft map.

Adjourn: Member Panciera moved to adjourn and Member Zimmerman seconded the motion. Meeting adjourned at 8:02 P.M.

Respectfully submitted

Lou Sidell,
Secretary

Next meeting is August 15, 2018