

Guilford Planning Board Minutes
Guilford Town Office
September 19, 2018

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

Attendance: Matt Holland, Chairman; Ed Davis; Richard Panciera, Alternate, Clayton Griffin sitting in for Martha Ward; and Lou Sidell, Secretary
Alternate Paul Zimmerman
Also in Attendance Keith Doore, Code Enforcement Officer; and Jeff Peters, owner of Guilford Motors

Minutes: Member Griffin moved to accept the minutes of July 18, 2018 and Member Zimmerman seconded the motion. Motion carried unanimously.

It was explained that Mr. Peters plans on removing the existing house (1861 square feet) and replace it with an addition (1800+/- square feet) to the existing garage at 62 Water Street, Map 12, Lot 77. He will fill in the basement that is under the house. The lot is in the floodplain as shown on the Guilford Flood Insurance Rate Map.

Member Sidell explained the requirements of the Guilford Floodplain Management Ordinance that parrots the National Flood Insurance Programs regulations. If the addition is ruled to be a substantial improvement, 50% or more of the value of the existing garage, it must be either elevated to a foot above the base flood elevation or dry floodproofed. Mr. Peters explained that the cost of an appraisal is approximately \$6,000 which he considered excessive particularly when there is no guarantee that it will come out in his favor.

Mr. Peters and Keith Doore, the Code Enforcement Officer were encouraged to meet with the Maine State Floodplain Management Coordinator, Susan Baker, in Augusta. Mr. Doore said he would try to set up a meeting with Ms. Baker as soon as possible.

Surveying issue: Mr. Doore proposed to base a Shoreland Zoning determination by using the proposed revised Shoreland Zoning Map. The revised map is delayed. It was recently discovered that the message that was sent did not get through to KVCOG as assumed. This was because Member Sidell was unable to send the needed information to KVCOG due to lack of internet connection while working at his farm during the summer and fall. The message was recently resent and while KVCOG received the information they have not had time to address the revisions.

Mr. Doore was advised that it was best to wait until the new revised map is approved. He was also asked to tell the Professional Land Surveyor to plot the current Shoreland Zoning boundaries on the subject parcel.

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

- Riverside Gulf, John McKusick, 36 Water Street, Map 16, Lot 16, permit to replace gasoline tanks as mandated by state law.
- Jennifer St. Louis of 62 Orchard Road, Map 11, Lot 47, Ellis Avenue, permit for a Change of Use for a Tattoo Shop.

Adult Use Ordinance: In light of recent discussion regarding what constitutes an exemption under the Guilford Adult Use Ordinance it was the concurrence of the Board to ask the Town Manager for a legal opinion on that section of the ordinance. Member Sidell was asked to contact the Town Manager on this issue.

Adjourn: There being no other business to come before the Board, Member Zimmerman moved to adjourn and Member Davis seconded the motion. Motion Carried unanimously. Adjourned at 8:20 P.M.

Respectfully submitted,

Lou Sidell, Secretary

Next meeting is October 17, 2018