

**DRESDEN PLANNING BOARD**  
**P.O. BOX 30**  
**DRESDEN, MAINE 04342**  
**MEETING MINUTES FOR DECEMBER 01, 2015**

Present – Jeff Pierce, Peter Lincoln, Linda Biden, Hope Douglas, Ken Stewart, Jr. and Dan Hanley. George Dorr was absent.

Others – Shari Lilly (recording secretary)

Meeting opened at 6:30 p.m. by Chairman, Jeff Pierce.

**ITEM #1 – REVIEW MINUTES OF NOV. 17, 2015** – After a request by Peter for clarification in regard to the statement by Ms. Denison about the 25' setback reduction waiver from an abutting landowner, he made a motion to accept the minutes; Ken seconded; so voted by all.

**ITEM #2 – PUBLIC HEARING / APPLICATION REVIEW - RICHARD CONDON - MAP 06, LOT 67 - LUDWIG ROAD - PROPOSED GRAVEL PIT** - At the site walk, it was decided that the public hearing would be postponed until the December 15 meeting in order to get survey results from abutting landowners Don & Debra Swift and to allow Mr. Condon the time to prepare a plan that would give more detail information in regard to his road plan. Mr. Condon has met with third selectman, Allan Moeller who is one of the town road commissioners, to discuss the work that would be done to the Ludwig Road so that he can include this on the plan he submits. Jeff has just gotten maps of the area where someone had been cutting wood in the area of Mr. Condon's pit. He said it turns out that it was Andy Krechkin who said it was his property. Jeff reviewed the maps with the members. On the next page, it shows where two of the lots have not changed but Dan noted that the acreage was different from one map to the other. Jeff said that lot #110 belongs to Mr. Matzke and lot #108 belongs to Mr. Berry. (Note: the maps were from 1977, 1997, and 2010 from the town tax maps.) The property lines should be the same on all the maps as none of those properties have been sold. On the map that Mr. Condon provided, there is a drawn-in line which no one knows why it's there. On a paper from Mr. Condon, a surveyor had written that he had measured the distance from the north line of the Condon pit parcel and found it to be in excess of 400'. However, Jeff noted that this is not an affirmed survey by the surveyor and there are discrepancies in the maps. He said there should be some pins indicated in certain points on the map, but there are none shown. Due to the boundary issues, Linda asked if the town would have to do anything, but Jeff said the town will not do anything. It is the responsibility of the owner to deal with this as it is a civil issue. Mr. Matzke did tell Jeff that he is going to have a surveyor check the line in question on his property. They have never sold any of the land, so it should never have changed on the tax maps. Ken said it could turn into a court case due to the setback issues. Peter mentioned that Ms. Denison had questioned the 25' setback instead of the 150'. However, Mr. Waters would have to agree to a 25' reduction from his 150' setback. Dan asked who had questioned about the 'wedge shaped area'. Mrs. Swift had indicated it on a map she had, but Mr. Krechkin said it wasn't like that. Jeff said we will need to check into the question that Mr. Matzke brought up about the lines. He said it is 20 +/- years of animosity that Mr. Krechkin has developed with his neighbors and town officials and now the neighbors want to make sure their property is protected. In regard to the 50' natural vegetation buffer being maintained, this arose from problems that had come about with other pits. It is also why the specific buffering

came to be. Glenn Jacobs had been made to fill in a huge area due to an issue with a neighbor. Other neighbors had given written permission for the 25' setback but it is otherwise required to be a 150' setback. Peter and Linda said they think the ordinance should say that the setback is from any property lines, not as it is written which could indicate only abutting property lines. Jeff said that we will need to follow the ordinance as it is written now, but this is something we should address later on and discuss any possible changes to that ordinance. In reading it, some members had a different interpretation. It is a 150' buffer but can be reduced to 25' if they have permission from neighboring property owners. The five foot buffer that Mr. Krechkin kept could be interpreted as him trying to circumvent our ordinances. It is felt that even if we go to court, our ordinance will stand its ground. So far the survey has not shown where each abutting landowner' line is. Mr. Condon could have indicated the ones past Mr. Krechkin's 5' boundary, but has not done so. Peter will ask Mr. Matzke if we can have a copy of his deed so we can see how the lines are listed. Jeff said that provided Mr. Condon can meet the requests of the selectmen in regard to the road and meets all the other requirements, we really may not be able to stop his project from being accepted. We will have to wait to discuss it more at the public hearing.

**ITEM#3- OLD BUSINESS** – None.

**ITEM#4- NEW BUSINESS** – None.

**ITEM#5- OTHER BUSINESS** – None.

**ITEM#6- ADJOURNMENT** – Linda made the motion, Peter seconded. So voted at 7:30p.m.

Respectfully submitted,  
Shari Lilly (Recording Secretary)