

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes for Monday, May 17, 2021

Present – Jeff Pierce (Chairman), Jay Cummings, Patty Stewart, and Steve Stone.
Dan Hanley (Vice Chairman), and Peter Elvin were absent. (We have one vacancy at this time.)
Others present – Shari Lilly (recording secretary).

NOTE: As per order of the Maine CDC and the Governor, updated CoVid-19 guidelines are being followed.

Meeting was opened at 6:30 p.m. by the Chairman. The Pledge of Allegiance was recited.

ITEM #1 – Review minutes of May 03, 2021 – The Board was not able to vote on these at this time as Patty Stewart had to abstain. This will need to be done at the next meeting having a quorum.

ITEM #2 – Old Business - a.) Discussion on Dresden Land Use Ordinances - We have now gotten everyone an updated copy of the Planning Board Manual, as well as copies of the Dresden Land Use Ordinances. One note that Jeff provided is the fact that we do not have a 'building code' since Dresden has never adopted the MUBEC statutes. Our CEO references the ordinances that are in place, but many of them are considered outdated. Jeff requested that everyone look through the ordinances and come back to the meeting with suggestions or other information that would help to develop more up-to-date ordinances.

b.) Draft of Proposed Mobile Home Park Ordinance– Jeff said that when a mobile home is placed in a Park, then is sold or removed, it is difficult for the Town to get any taxes that are due. Plus, it is hard to enforce it with the Park owner as it is primarily the responsibility of the home owner. Jeff then referred to one section of the proposed ordinance. Steve asked if they are selling them and then moving out. Jeff said it could be that and also that they have been foreclosed on. As they aren't required to register a mobile home with the town or the Registra of Deeds, it's difficult to keep track of them. Jeff wants everyone to look over the existing mobile home park ordinances we have in place. He also reminded the Board that the Town of Dresden has a moritorium on the number of mobile home parks which is set at a limit of two (2) which we do have. Steve said he thinks owners should have to register them with the town and they should not be allowed to sell or remove the home without making sure all the taxes are paid. He also asked if there is a specific date as to the age of the homes being allowed in Dresden. Jeff said he believes we do have a specific limit; such as 1976 or 1978 and they must meet a certain size. We'll have to look through our ordinances and discuss that as well.

c.) PB Member term limits – As Jay is willing to continue on the Board, he will just go to the Town Office to fill out a form to be approved by the Select Board. The other position that has expired was for Russell Peckham, which is a vacancy due to his resignation. These appointments will take effect July 01.

ITEM #4 - New Business – Jeff reported that he has had a few calls from people asking about marijuana protocols. However, he hasn't heard anything back since he explained the process to them.

ITEM #5 – Other Business – a.) Steve said that what we will need to do now is look over the existing ordinances and have any comments, questions, etc. for the upcoming meetings.

b.) June 08th is voting day, and the Hall will get set up on Monday evening (06/07), so we will cancel the meeting for the 7th. Patty asked if we need to wear masks now that the guidelines have changed. Jeff said only if a person wants to. We have all been vaccinated, so it's not a requirement.

ITEM #6 - Adjournment – Dan motioned; Peter seconded. So voted at 7:01 p.m.

Respectfully submitted,
Shari Lilly (Recording Secretary)