

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes for Monday, October 18, 2021

Present – Jeff Pierce (Chairman), Peter Elvin, Steve Stone, Dawn Pallis, and Jay Cummings. Dan Hanley (Vice Chairman) and Teresa Simpson were absent.
Others present – Shari Lilly (recording secretary).

NOTE: As per order of the CDC and the Governor, relaxed CoVid-19 guidelines are being applied.

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

ITEM #1 - Review minutes of October 04, 2021 - Steve made a correction to the Calista Vista section under 'Old Business' that stated Allan Burke would add the Common Area on his deed. It should have stated he will NOT add this on his deed. With no further corrections, etc, Peter made a motion to approve with the corrections; Steve seconded approving the minutes as amended by a show of hands.

ITEM #2 – Public Hearing - Richard Condon – Gravel Pit – Ludwig Road – Request for amending of existing Conditional Use Permit – Map R06, Lot 067 – For the record, Jeff reported that, as all members are now aware, John Matzke, an abutting landowner, has sought legal counsel against this request. Therefore, we will not be having any discussions or meeting until we have been given the clearance by our Town Attorney.

ITEM #3 - Old Business - a.) Dresden Land Use Ordinances - Jeff said we can go through them page by page unless a member has anything specific.

Steve - page 44; Sect. 5.B - suggested to remove 'asbestos shingles' from the list as they are no longer used. The rest of the list; i.e. wood, asphalt, etc. would remain. Jeff noted that one problem with building codes is that Dresden doesn't have any, so he questioned if Section 5 should be removed. Steve said we still have chimney heights and plumbing, so he's not sure about removing it all. The CEO should issue a 'Certificate of Compliance'; NOT a Certificate of Occupancy as he doesn't have a set of building codes. Jeff added that we belong to MBEC since we are under the required population for BOCA.

Section G - Electrical - Steve feels this should be removed as the CEO cannot do the inspections on that.

Section J - Certificate of Occupancy - Jeff said this should be changed to Certificate of Completion and we should strike out the rest of that. Peter noted that the next section would have to be changed also as it says 'Certificate of Occupancy'. This would have to change to Certificate of Compliance.

Page 45 - Section J.2 - Rentals - The wording would be changed from Occupancy to Certificate of Compliance.

Steve added it would be strange to change it as 'Completion' would mean it has been constructed to its completion. Jeff said the CEO issues only Certificate of Compliance due to being MBEC.

Page 46 - Section M. - We should leave the foundation section as it is. Also, Manufactured Housing would stay as is.

Section 6 - PERFORMANCE REQUIREMENTS AND STANDARDS FOR SPECIFIC ACTIVITIES - Applies to specific activities listed in addition to the requirements and standards of Sections 4 and 5.

Table of Contents - This would change the wording for Page 45 under Building Codes from 'Certificate of Occupancy' to Certificate of Compliance.

Expiration of Business Permits - There is no expiration for business permits. However, this would be for the Select Board as they are the ones who issue the permits. The Planning Board's part is to issue Conditional Use Permits. Therefore, this is not something for us to take on.

Page 74 - Section 10 - Peter asked if the word PLAT is correct or if it should be PLOT plan. Jeff said it is PLAT which covers the entire area whereas PLOT is a section of the area.

Steve asked what the concern may be in the email from the CEO. Was it in reference to dimensions. Jeff said it is in regard to lot depth (Page 36 of LUDO). He thinks the wording should be changed. If that's the case, we would have to change Articles 4 & 5. Jeff said it appears the CEO is looking for clarification on the width. Example, if you have a newly created lot that is 100' wide on the front, but is 800' back, it is more than the required acre for a house lot. Our minimum road frontage is 200', so the most it would be is 600'. This is the 3x the width that the

CEO is referring to in his statement. Where it says Minimum Width, we can put the required 200' with the additional wording of 'Not to exceed 3x the width of the minimum requirement.' Steve gave an example of some land he had sold to Mr. Burke and wondered if it would be allowed today if this is changed. Jeff said it would as it would not be selling a buildable lot. It will be under the grantor or grantee to have it professionally designed and recorded. It was decided to change the verbage in Art. #2 and leave Articles 3 & 4 as written.

Mobile Home - requested change of ordinances - Members would like to have more time to look over the paperwork given to them by the Select Board. Jeff would like to have more input from the Selectmen instead of using material from another town.

b.) November meeting - As the next meeting would be the day before elections, the building will be set up for the polls, so we will cancel this one. Plus, we aren't sure if the Condon project will be coming back before the PB unless we hear from the town attorney. Therefore, we will schedule our next meeting for the third Monday in November (11/15/21). If we do not have Mr. Condon, we will work on the Mobile Home Ordinance. Jeff and Steve would like to have the Select Board give them the type of verbage they want in this ordinance so we don't go over what we already have in our ordinances. We will need to have time to get all the changes done and put together so we can present them at a public hearing. This would require specific time limits for posting and preparing for public notifications.

ITEM #4 - New Business – Nothing at this time.

ITEM #5 – Other Business – *Calista Vista* - Jeff told the members that Mary Fabus had requested to be on this agenda, but had changed her mind. Instead she asked Jeff for the name of the town attorney which he advised her to contact the town office for that. Shari noted that she had also requested the name of all PB members. Ms. Fabus stated that she has other avenues she is going to look into. Peter asked if it has anything to do with Connex boxes. Jeff said they could put Connex there as long as they are sided with wood. Jeff will contact the Selectmen for their thoughts on the wording for the Mobile Home Ordinance.

ITEM #6 - Adjournment – Peter motioned; Dawn seconded. So voted at 7:40 p.m.

Respectfully submitted,
Shari Lilly (Recording Secretary)