

**Dresden Planning Board**  
**P. O. Box 30**  
**Dresden, Maine 04342**  
**Meeting minutes of April 04, 2017**

Present - Jeff Pierce, Linda Biden, Stacy Barnes, Misty Parker, Russell Peckham, and Ken Stewart, jr..

Dan Hanley was absent.

Others present – Debbie & Don Swift, George Chapman, Harold Averell, David Probert, Christina Guy, Bill Danielson, Ed Kavanagh and Shari Lilly (recording secretary).

Meeting opened at 6:30 p.m. by Chair Jeff Pierce beginning with the Pledge of Allegiance.

**Item #1 - Review** minutes of March 07, 2017 – Russell motioned to accept; Linda seconded; motion was approved by a show of hands.

**Item #2 – Old Business – Richard Condon** – Jeff notified everyone that Mr. Condon will not be able to attend this meeting as his attorney has a personal emergency to deal with and he wants her to be present when his project is heard again, so Mr. Condon requested to be on the agenda for the next meeting, which will be on April 18. Jeff advised any interested persons to put their name(s) and email(s) on a sign-up sheet if they would like to receive a reminder for this meeting as there will not be any postal mailing notices.

**Item #3 – New Business – Hillside Way (Hilltop Estate)** – Michelle Caron is attempting to get a deed correction for a lot located on Cedar Grove Road (Rt. 128). Realtor and probable purchaser, Nate Laflin, has provided the property map indicating the lot in question. As the subdivision was done a number of years ago, there is a 50' strip that needs to be adjusted. Jeff asked for a new deed description. Mr. Laflin said that will be done when all closings are. Jeff then asked if all members wanted to decide on this as a deed correction, to which all members agreed this is just a matter of correcting the lot.

Misty asked if we will need to notify the abutters, but Jeff said he doesn't think so as it's just correcting the deed for the same lot \*R02, Lots 19A & 19.8. Hillside Way Subdivision. Misty then asked if the real estate agency is purchasing the property, do they have standing on part of the agency. Mr. Laflin said he is doing this for the owner. Then they will be purchasing it. Jeff indicated that if he is the owner's listing agent, he can be considered as acting on her behalf. Does he have rights-in-standing? He needs to check with others to see if he can give the information he has due to confidentiality. Jeff is fine with the listing agent. Stacy said he couldn't give out the info as it has his listing fees and other info which, by law, he cannot give out. Stacy is also familiar with the property and knows there is a lot involved with it.

As indicated on the property map, there is a fifty (50) ft. strip that needs to be corrected before they can proceed. Jeff said they will need an email from the owner (who is out of town) and the other available paperwork into the town office by Thursday at which time it

can be accepted as a deed correction. Jeff then motioned to accept Michelle Caron's deed correction for \*Map R-02, Lots 19A. & 19.8 on Hillside Way. Russell seconded the motion which was approved by a show of hands. Before the letter of deed correction approval will be issued, Mr. Laflin will need to present a rights-in-standing from Ms. Caron to him. Shari will draw up the letter for Thursday.

**Item #4 - Other Business** – Linda asked if the Ordinance book needs to be re-organized. Jeff said we had done that about five (5) years ago at which time we took out a lot of duplicates and made it easier to go through. Jeff also said there are some new issues on the Shoreland Zoning. Due to suggested other changes, we'll have to redo one Shoreland Zoning Ordinance or make not to refer to the new the statutes by the State. Nothing on timberharvesting as yet.

**Item #5 - Adjournment** – Russell made a motion to adjourn; Misty seconded. So voted at 7:15p.m.

Respectfully submitted,  
Shari Lilly (Recording Secretary)