

1/10/86 A informational meeting was called to order at 7:05 p. m. by Chairman Raymond Chasse. Northern Maine Regional Planning Board's chief engineer Michael Young presented his cost projections on the projections on the proposals for the conversion of the Portage School building. Option 2 had to be refigured as a 15' X 60' expansion because of the way the porch roof joins the main roof. There would be water drainage problems otherwise.

Raymond Chasse questioned the wisdom of heating the town buildings with wood. Besides the money involved, there is a tremendous amount of work involved with wood heat. Mr. Young estimated a yearly usage figure of 2900 gallons of oil for heating the school building in past years. If the heating system of the school weren't changed to wood burning, the cost estimate for plan 2 could be reduced by \$11,000. The present oil system could be reworked so that the unused rooms could be kept at a lower temperature. A wood burning stove and chimney could be installed in the fire station section if it were needed to thaw icy trucks. The meeting hall illustrated in proposal 2 could be used as a garage for the town trucks if the town-people choose.

Mac Nason wonder about the cost of liability insurance with the fire trucks so close to the recreation area. Having cars parked along School St. might cause problems if the fire trucks had to drive out for a fire. If the cost of insurance would increase by this hazardous condition, it might be more practical to move the town garage to the school and leave the fire station at the old town hall.

Leo Cormier suggested that posting signs might be the answer to the problem. The whole street could be posted no parking, fire lane and cars could be parked behind the building.

Dan Higgins mentioned that the Town's liability insurance increased by about 80% over the past year. More information will be needed on insurance rates for the Town. If the playground equipment is moved from the schoolgrounds, the insurance rate could be reduced. A public hearing and discussion would have to be held before any decision could be made about moving this equipment.

Lance Hayward raised questions about offering the school building for rentals or elderly housing. He said that Roland Caron mentioned that an extension of the Powell Plan (Eagle Lake) could be a possibility. More research and discussion would be needed on these possibilities.

The Possibility of selling the old town hall was mentioned but there would be legal aspects to be reviewed since federal money was involved in its renovation.

Other questions raised include the following:

Should the other avenues be explored before a public hearing on the school issue? Should someone look for information on rental, leasing and selling the building? Who should be responsible for this? Should the Town ckeck into insurance rates and options regarding both buildings? What if the playground equipment were removed? What would be the effect on the insurance rate if the fire station were near the recreation area? What would be the projected costs of heating both buildings and also the cost of converting the heating system?

Present at the meeting were: Emile Bushey, Raymond Chasse, William Condon, Malcolm Nason, Jeanne Currier, Can Higgins, Omar Paradis, Lana Hayward, Leo Cormier, and Michael Young.

The meeting was adjourned at 8:45. p. m. .



northern maine regional planning commission  
northern maine economic development district  
2 main street, p o box 779  
caribou, maine 04736  
207-498-8736



February 12, 1986

Mr. Paul Blanchette  
Town Manager  
Box 255  
Portage Lake, ME 04768

Dear Mr. Blanchette:

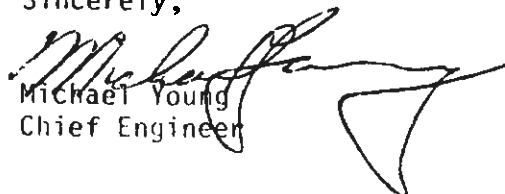
Based on the direction we recieved at the January 8th Town Meeting, we have reversed our last proposal to include a truck bay on the East Side to house one of the snowplows. Sketches of the new revised proposal are included with this letter. The revised cost estimate is as follows:

<u>ITEM</u>	<u>COST</u>
Construct Ramp	\$ 1,000
Install three OH doors and one man door	9,000
Relocate heaters as needed	2,000
Install a chimney and stove (firestation)	2,500
Upgrade electrical	2,000
Grade work	1,000
Construct a 15' x 60' addition (firestation)	22,500
Construct a 20' x 40' addition (town truck)	22,500
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Subtotal	\$62,500
Design and Inspection	6,200
Contingency	6,200
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TOTAL PROJECT ESTIMATE	\$75,000

I have included a wood stove and chimney because the three overhead doors and expansions may double the oil fuel consumption of the building. Providing a wood heat suppliment in the firestation area gives you the flexibility to control your heating costs in the high use area.

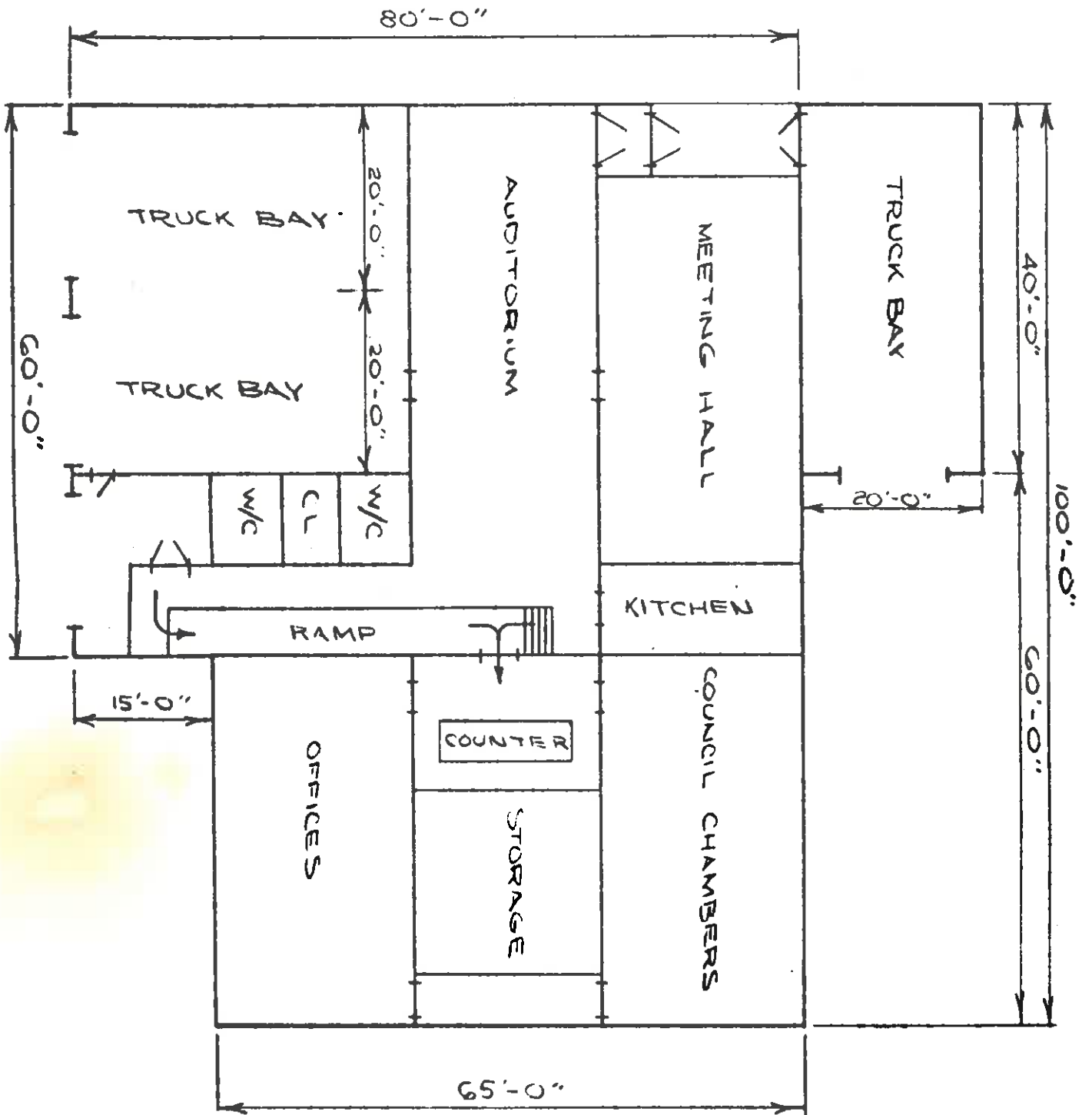
If you have any questions, or if we can be of any further service, please do not hesitate to call.

Sincerely,

  
Michael Young  
Chief Engineer

MY/sam

Enclosure



TOWN OF PORTAGE LAKE

P.O. BOX 255  
PORTAGE LAKE, MAINE 04768  
TEL. (207) 435-4361

March 16, 1987

Mr. Robert Cormier  
57 Cedar Street  
Presque Isle, Maine 04769

Dear Mr. Cormier:

On March 5, 1987 the Portage Lake Planning Board met and discussed your proposed plans for the John Cormier land.

We, as a committee, accepted the proposed plans provided all state regulations have been attained.

If further assistance is needed please call.

Sincerely,



Betty A. Dumond  
Chairperson

bd

cc: Portage Town Manager  
J. Currier, Sec. Planning Board

4/10/86 The Town of Portage Planning Board meeting was called to order at 7:10 p.m.

Ralph Stolze, Plumbing Inspector, presented an application for a building permit from Terry Overlock on land located on the East Cottage Road. The Board members discussed the plans and decided that plans for the septic system would have to be approved before the building permit would be issued. A soil test is also required.

Motion was made to propose that Plumbing and Subsurface permits must be obtained before a building permit will be issued. The vote was unanimous.

The state funding (\$30,000) set aside for the septic system repair program was discussed. The property owners must pay 10% of the total cost of the systems. Board members wondered if the town might arrange financing.

Election of the 1986 officers was held. Betty Dumond was elected Chairperson, Raymond Chasse will serve as Vice Chairman and Jeanne Currier will be Secretary.

Present at the meeting were Raymond Chasse, Betty Dumond, Eugene Morris, Malcolm Nason, Jeanne Currier and Plumbing Inspector Ralph Stolze.

The meeting was adjourned at 8:55.

7/7/86 The Town of Portage Planning Board meeting was called to order at 7:00 p.m.

Roland Caron requested a variance to build a 16 X 24 foot watercraft storage building. It is 84 square feet over the maximum the Code Enforcement Officer can authorize. Also, the planned location is only 42' from the center of the road. Section 11.6 states that the frontage setback is to be 50 to 75 feet from the center of the road. These distances are for Standard Use Permits, Section 12 specifies that a boathouse must be a minimum of 50' from the shoreline and not less than 15' from the side line. Motion was made to allow a conditional permit and was approved.

Selectman Leo Cormier was present at the meeting and briefly discussed the Planning Board's duties and responsibilities. A workshop was proposed to help the members to understand the Town's Comprehensive Plan and the Shore Land Zoning Ordinance. August 4 was suggested for a meeting to discuss the Shoreland Zoning Ordinance which may need to be updated. Town Manager Paul Blanchette will try to set up a September meeting with the State Planning Commission to discuss any problems or questions the Town Planning Board may have with the Shoreland Zoning Ordinance.

The dump issue remains unresolved. Also, it was noted that the zoning map of Portage has been misplaced.

The meeting was adjourned at 8:15.

Present at the meeting were Town Manager Paul Blanchette, Selectman Leo Cormier, Plumbing Inspector Ralph Stolze, Roland Caron and Planning Board members Eugene Morris, Malcolm Nason, Betty Dumond, Raymond Chasse and Jeanne Currier.

Town of Portage  
Planning Board  
Portage, Maine 04768  
April 14, 1986

Town of Portage  
Board of Selectmen  
Portage, Maine 04768

Gentlemen:

We recommend that plumbing and subsurface permits must be obtained before a building permit is issued.

Sincerely,

Raymond Chasse  
Chairman