

PLANNING BOARD

March 5, 1987 - Committee Meeting

Call meeting to order: 7:00 p.m.

Read Minutes of last Meeting J. Currier

Introduction of Guest Speakers B. Dumond
1. Arlen Lovewell, Biologist
2. Jim Dumond, District Game Warden

Old Business

1. Duties of the town Planning Board P. Blanchette

New Business:

1. Review Subdivision Plan P. Blanchette
(John Cormier Land)
2. Zoning Ordinance P. Blanchette
3. Special Ordinance-Flood Plan P. Blanchette
4. Old Town Hall??? P. Blanchette

3/5/87 The Town of Portage Planning Board special meeting was called to order at 7:00 p.m. by Chairperson Betty Dumond. The minutes of the last meeting were read and accepted as read.

Guest speakers Jim Dumond, District Game Warden and Arlen Lovewell, Biologist discussed a proposed deer yard on town land. The Inland Fisheries Department conducts aerial checks for a ten year period to verify which areas are traditional deer yards. Deer also gather around the cutting operations but after the cutting terminates, the deer move off to the traditional yards. It is these traditional deer yards that should be established and zoned as deer yards. These zoned deer yards can be cut but the goal is to maintain at least 50 percent winter cover. In areas where the budworm is prevalent, the Inland Fisheries Department has had to allow a higher percentage of cutting. When setting up a deer yard management program, the biologists of the Inland Fisheries Department work with LURC and the land owners. The Town Planning Board can set the restrictions, set the boundaries and control the percentage of cutting on the deer yard. The Inland Fisheries Department must be contacted before any wood can be cut after this land is zoned as a deer yard. The proposed site is the town land on the far side of Oak Point, by Mosquito Brook. The Inland Fisheries biologist would meet with Great Northern Paper Co. to work up a management agreement, possibly this could be worked into the Forest Management Program. This plan would have to be voted upon by the Townspeople, after public hearings and informational meetings are held. If the land is zoned as a deer yard, it would also have to be voted upon if the zoning was to change from a deer yard. The Planning Board supported this idea, motion was made, seconded and approved to have this plan investigated. Town Manager Paul Blanchette will work with the Board and Great Northern to further the proposal.

Old Business - Duties of the Town Planning Board were discussed. The Comprehensive Plan has been updated but is not accurate. The update projected a mining industry in town but that has not happened yet. Other possibilities must be researched and investigated for the town growth.

The town dump was briefly discussed. Some definite solution must be in effect by January 1, 1989. This issue requires further discussion and research.

Elderly housing was mentioned as a possible future project. Recreation was also mentioned. Do we want to develop four season recreation to bring more people into Portage?

Industry was discussed as another means of developing the area. We do need another industry in Portage, preferably a non-polluting, high-tech industry. In conjunction with industry, we'd need to develop the road system for the area. This could be done, not necessarily with town money but also by showing support for the proposed road development currently being discussed in Augusta.

It was proposed that perhaps the people who rent out camps should be charged a higher tax rate. If this tax were based on the gross rental income, expenses deducted and then taxed at 16% of the net, the town still would not be able to collect a higher tax from these people.

New Business - The John Cormier land Subdivision Plan was discussed. The Cormier heirs would like to sell small parcels of land to even up their boundary. They would like to reserve the right of way for a road. The town does not have to accept it as a road or maintain it. The Planning Board decided that this plan presented by Robert Cormier of Presque Isle, could be approved provided that all state requirements are met. A letter will be sent stating our decision.

Town Manager Blanchette received town zoning ordinances from the towns of Denmark, Parsonsfield and Arundel, Maine. Board members will study these and see if there are any ideas we can use to update the Portage Town Zoning Ordinance. These towns have already faced some of the problems we will have to deal with in the future.

Special Ordinance - Flood Plan. In order to comply with the National Flood Insurance Act, we will have to fill out the required form, conduct an informational public hearing (suggested date is April 24). This would have to be followed by a special town meeting possible May 24.

The old Town Hall was discussed. Since there were federal monies involved with this building, we would have to get a release from the federal government. If we are unable to get a release, we would have to pay back some of the money if this building were to be sold. The money had been granted through the NMRPC so we will have to work with the NMRPC to obtain this release. The first step was to have the building appraised - this has been done. The appraisal indicates that this building is worth about \$14,000.

The meeting was adjourned at 9:00.

Present at the meeting were Planning Board members Betty Dumond, William Condon, Malcolm Nason, Raymond Chasse and Jeanne Currier. Also present were Town Manager Paul Blanchette and guest speakers Jim Dumond and Arlen Lovewell.

4/2/87 The Town of Portage Planning Board meeting was called to order at 7:10 p.m.

Town Manager Paul Blanchette brought up a subject for discussion by the Board. The Shoreland Zoning Ordinance prohibits the opening of a hot dog stand without a conditional use permit. He was approached by an interested party who might buy the corner "Pelkey" lot but only on the condition that a hot dog stand could be set up there. This lot is less than 20,000 square feet in size but it was established before 1973 so is a "Lot of Record" and should be excluded from the ordinance. The Planning Board would have to issue a conditional use permit in order for the prospective buyer to set up this fast food stand. After much discussion it was decided that this lot is too small and the location would interfere with traffic on the Beach Road.

The Floodplain Management Ordinance was the next topic of discussion. If it is not enacted, townspeople may have problems getting flood insurance. Once it is enacted it becomes part of our ordinance and may limit our building codes. This has to be enacted by June 15, but a special town meeting will have to be called the first week of June to vote on this issue. There would have to be an informational public hearing prior to the town meeting, a tentative date of May 15 was suggested. The Planning Board will meet April 23, to further discuss this ordinance, after members have had time to read and review this matter.

The mining area has been sold to Chevron Minerals. They are looking at five or six months' work - they also own the mineral rights on Mt. Chase and may explore both projects ~~further.~~ jointly.

The dump issue was briefly discussed but more study is necessary to resolve this matter.

The meeting was adjourned at 8:30.

Present at the meeting were Betty Dumond, William Condon, Malcolm Nason, Raymond Chasse, Eugene Morris, Jeanne Currier, Plumbing Inspector Ralph Stolze and Town Manager Paul Blanchette.

4/23/87 The Town of Portage Planning Board meeting was called to order at 7:05 p.m.

The first topic of discussion was the Floodplain Management Ordinance. Most of the area of Portage referred to as "Zone A" in this ordinance is in Resource Protection. No structures may be built on Resource Protected land, so this ordinance would pertain to the lakefront property in Portage. The ordinance sets up guidelines for new structures built on "Zone A" land. Refusal to accept this Floodplain Management Ordinance would mean the federal government would not underwrite the flood insurance policies in our town and the cost of flood insurance would be prohibitive. June 9 was set as the tentative date for the townspeople to vote on this issue. The public hearing must be held no more than 30 days but not less than 7 days before the voting. The informational meeting should be held the last week of May. After discussing the ordinance, the members decided that all applications involving flood plain structures should be presented at Planning Board meetings.

A formal application was submitted by Ralph Stolze to the Planning Board. He would like to move Cub's building to the lot on the corner of Hayward Street and the West Road. After much discussion a vote was taken. The request was denied since four members were opposed and two were in favor of allowing the land to be used for that purpose.

The meeting was adjourned at 8:45.

Members present were Eugene Morris, Malcolm Nason, William Condon, Betty Dumond, Raymond Chasse and Jeanne Currier. Also present were Town Manager Paul Blanchette and Ralph Stolze.

BUILDING PERMITS ARE NEEDED IN THE TOWN OF PORTAGE LAKE WHEN YOU DO THE FOLLOWING:

- 1) Any renovation with a value of \$500.00 or more.
- 2) Any addition to the main or principle structure (Porches, Decks, Bedrooms, etc...).
- 3) Any accessory buildings (Garages, Boathouses, Sheds, etc...).
- 4) Any relocations of any buildings (Moving a building from one lot to another).
- 5) Foundations.

The Code Enforcement Officer should be contacted prior to the beginning of any project to insure that there will be no complications.

Building Permit fees are \$5.00. A permit after the fact is \$10.00.
Violations of the Zoning Ordinance may be prosecuted.

SEASONAL COTTAGES CANNOT BE MADE INTO YEAR ROUND RESIDENCES WITHOUT A CONVERSION

PERMIT!!

If you have any questions, please see the Code Enforcement Officer, Ralph Stolz.

6/25/87 The meeting of the Town of Portage Planning Board was called to order at 7;06 p.m. by Chairperson Betty Dumond.

Eldon Jandreau attended the meeting to request a variance since his new house was built 41 feet from the edge of the road not 50 feet as required in the Ordinance. He had requested the building permit from Code Enforcement Officer Ralph Stolze by phone, who understood that the house would be built in the same place as the old one. Setbacks were discussed but misunderstood so the new house was under construction before Inspector Stolze was able to inspect the site. After much discussion, motion was made and this issue was voted upon and the variance was allowed. However, it was decided that page 30 of the Ordinance should be attached to each building permit application so that there will be no future misunderstandings regarding setback requirements.

Town Manager Paul Blanchette contacted Maine Municipal Association about a potential problem with the Ordinance and has sent a copy of our Ordinance to the MMA for suggestions for improvements. The Planning Board would like to rewrite the Ordinance since there are many issues not covered in the present ordinance. Certificates of Occupancy, penalties for violations and other topics will have to be discussed. Rural and residential zones will have to be designated. Workshop sessions were suggested for every other week. It is hoped that the Ordinance will be rewritten in time for a public hearing (informational) in February so that it can be voted on in March.

Code Enforcement Officer Stolze requested an opinion on the separation of a double lot where both halves have been developed. Someone is interested in one of the halves and would want to tear down the existing building and build a new one. It was decided that since the lot had been developed prior to the adoption of the Ordinance, it would have to be allowed. However, the building would have to meet the setback requirements.

The next meeting was scheduled for July 28 as a workshop session. The meeting was adjourned at 8:42 p.m.

Members present were Betty Dumond, Malcolm Nason, William Condon and Jeanne Currier. Also present were Paul Blanchette and Ralph Stolze.

8/20/87 The meeting of the Town Planning Board was called to order by Chairperson Betty Dumond at 7:30 p.m.

Gary Caron's application for a variance was the first topic of discussion. Four members had signed his application and the variance was granted. However, the Ordinance does note in Section 13.2, Paragraph 2, that the Code Enforcement Officer has seven days in which to reach a decision on whether a permit will be issued or denied. This application was not handled according to the proper procedures of the town ordinance.

Town owned property was discussed to decide which, if any, could possibly be sold to add to the town's tax rolls. The properties discussed were: the old Town Hall, the campground area at the head of the lake, the 27-acre parcel of land near the Chip Plant Road, the seaplane base and the artesian well. The land in the Resource Protection Area cannot be developed and this was noted.

Since federal money was involved in the old Town Hall improvements, more information would be required before this parcel could be sold. The town may be obligated to pay back part of all of the grant, depending on the conditions under which the grant was accepted.

The campground and the 27-acre parcel were discussed separately but the Planning Board members decided in both cases that the land should be appraised and sold at fair market value. However, the 27-acre parcel could be divided into lots or sold to a developer in one parcel. Members would like to see a four acre parcel sold for the elderly housing project if the developers haven't located land elsewhere.

It was decided that the Planning Board would recommend to the Board of Selectmen that the campground and the 27-acre parcel be sold at fair market value. Also to be recommended to the Selectmen would be that the town's obligation in the old Town Hall funding be researched in order to dispose of this property. The members of the Planning Board, however, would like to read the articles before they appear in the warrant to be voted on at the Town Meeting in March.

The Planning Board members decided to hold another workshop session September 10 to discuss the changes needed to improve the Town Ordinance. At that time, the Board's recommendations to the Selectmen will be worded so that all members are satisfied.

The meeting was adjourned at 9:30 p.m.

Members present were Betty Dumond, William Condon, Malcolm Nason and Jeanne Currier. Also present at this meeting was Town Manager Paul Blanchette.

12/3/87 The meeting of the Town of Portage Planning Board was called to order at 7:00 p.m. by Chairperson Betty Dumond.

Marcel Theriault requested a variance to build a sawmill on one fo the "Garage Lots" off the Chip Plant Road. This mill would employ six people. The building would be 30' X 90', a total of 2700 square feet. The lot is 500' wide (road frontage) and 400' deep. The building would be 50' from the rear property line, 320' from the road. The required sideline setbacks would also be met. Building Inspector Ralph Stolze can approve a building of up to 2500 square feet; this building would be 200 square feet larger so a variance was requested. Mr. Theriault is planning to buy a chipper for the waste, which will be then hauled to the biomass boiler. The lot is located about 650 feet from the tar road. A vote was taken and the variance was granted.

Elderly housing was the next topic discussed. The town owned property by the artesian well was mentioned as a possible site. Darrell Soucy owns the corner lot across the street and has offered the use of half that land for the septic system for the housing complex. FHA would have to inspect and approve the land. The town can reserve the rights to the well.

Betty Dumond resigned as Chairperson, Raymond Chasse will complete Betty's term.

The meeting was adjourned at 7:57 p.m.

Members present were Raymond Chasse, Eugene Morris, Malcolm Nason, Betty Dumond and Jeanne Currier. Town Manager Paul Blanchette was also present.