

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

The Portage Lake Planning Board will hold a regular meeting on Thursday Jan. 13, 2005 in the Municipal Building Conference Room at 7:00PM. The Public is invited to attend.

AGENDA

CALL MEETING TO ORDER.

I. CONSENT ITEMS.

1. Review minutes of 11-11-04.

II. PUBLIC COMMENTS.

III. NEW BUSINESS.

1. Review application from Jim Strang to construct a Commercial Rental Cabin in the growth district.

IV. OLD BUSINESS.

V. OTHER BUSINESS.

1. Building Permit Summary.
2. Shoreland Zoning News.

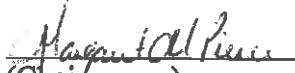
V. ADJOURNMENT.

In order to ensure Public Participation at this Municipal event please notify the Town Office of any special needs you may have due to a disability.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING OF 01-13-05

MINUTES


(Chairperson)

Members Present: Bonnie Condon, Tom Mastro, Barbra Pitcaurin

Others Present: Lewis Cousins CEO

I. CONSENT ITEMS.

1. Minutes of 11-11-04 were reviewed. Motion to approve by Barb, second Tom. The vote was unanimous.

II. PUBLIC COMMENTS.

There were none.

III. NEW BUSINESS.

1. An application from Jim Strang was reviewed. Motion by Tom to approve, second Barb. The vote was unanimous.

IV. OLD BUSINESS.

There was none.

V. OTHER BUSINESS.

1. The Permit Summary was reviewed.
2. The Shoreland Zoning News was reviewed.

VI. ADJOURNMENT.

Motion by Barb to adjourn, second Tom at 7:22. The vote was unamanious.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

The Portage Lake Planning Board will hold a regular meeting on Thursday Feb. 10, 2005 in the Municipal Building Conference Room at 7:00 PM. The Public is invited to attend.

AGENDA

Call Meeting to Order

I. CONSENT ITEMS.

1. Review minutes of 01-13-05.

II. PUBLIC COMMENTS

III. NEW BUSINESS.

1. Review application #05-01 from Me Woods Co.

IV. OLD BUSINESS.

V. OTHER BUSINESS.

1. Review Dept. of Environmental Protection proposed rule Changes for Shoreland Zoning.

V. ADJOURNMENT.

In order to ensure Public Participation in this Municipal event please notify the Town Office of any special needs you may have due to a disability.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

02-10-05

Margaret A. Pierce

MINUTES

Members Present: Maggie Pierce (Chair), Dave Pierce, Barb Pitcairn.

Others Present: Rita Sinclair (Town Manager), Lewis Cousins (CEO).

The Meeting Was Called To Order By Chairperson Pierce at 7:02.

I CONSENT ITEMS.

The minutes of 01-13-05 were reviewed. A motion to accept as printed was made by Barb, second by Dave. Motion carries.

II. PUBLIC COMMENTS.

There were none.

III. NEW BUSINESS.

1. Application #05-01 from Me Woods Co. was reviewed. Questions concerning the ponds on the property, fire safety, and means of egress were addressed by the CEO.

Motion to approve was made by Barb, second by Dave. The motion carries.

IV. OLD BUSINESS.

There was none.

V. OTHER BUSINESS.

1. CEO Cousins explained the rule changes that Dept. of Environmental Protection is proposing.

2. The Planning Board Budget for 2005 was discussed. All members approved of the Selectmen recommendation of \$1,000.00.

VI. ADJOURNMENT.

Motion to adjourn at 7:25 by Dave. Second by Barb.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

The Portage Lake Planning Board will hold a regular meeting on Thursday March 10, 2005 in the Municipal Building Conference Room at 7:00. The Public is invited to attend.

AGENDA

Call Meeting To Order

- I. CONSENT ITEMS.**
 - 1. Review minutes of 02-10-05.
- II. PUBLIC COMMENTS.**
- III. NEW BUSINESS.**
 - 1. Review application # 05-02 from Eric Larson.
- IV. OLD BUSINESS.**
 - 1. Review Ray Cyr proposed window.
- V. OTHER BUSINESS.**
 - 1. MMA workshop in Presque Isle.
- VI. ADJOURNMENT.**

In order to ensure Public Participation in this Municipal event please notify the Town Office of any special needs you may have due to a disability.

PORTAGE LAKE PLANNING BOARD
REGULAR MEETING of 03 – 10 – 2005

MINUTES

Maggie Pierce
(Chairperson)

Members Present: Maggie Pierce, Dave Pierce, Jeannie Long, Barb Pitcaurin, Bonnie Condon, Tom Mastro.

Others Present: Eric Larson, Lewis Cousins CEO.

Chairperson Maggie Pierce called the meeting to order at 6:58.

I. CONSENT ITEMS.

1. Minutes of 02-10 –05 were reviewed. Motion to approve by Dave, second Bonnie. The vote was unanimous.

II. PUBLIC COMMENTS.

There were none.

III. NEW BUSINESS.

1. Eric Larsons application for a replacement structure was reviewed. Questions concerning floodplain management, lot size, and septic systems were discussed in detail. It was determined that the proposal does meet the setback requirement to the greatest practical extent and that the expansion within 100' of the HWM was less than 30%. A motion was made to approve by Barb, second by Dave. The vote was 4 in favor, 1 opposed (Bonnie). The CEO will issue the permit after septic system plans and floodplain elevation certificate are submitted.

IV. OLD BUSINESS.

1. Ray Cyr's proposed alteration to his approved application was reviewed. The alteration includes the installation of a bay window that would extend approx. 2' into the required setback. All present determined that this proposal does not meet the requirements of Shoreland Zoning by increasing the non-conformance of a structure. A motion to allow the permit to remain unchanged was made by Bonnie, seconded by Jeannie. The vote was unanimous.

V. OTHER BUSINESS.

1. Members signed up for the MMA workshop for Planning Boards to be held in Presque Isle.

VI. ADJOURNMENT.

Motion by Barb, second by Bonnie at 7:33. The vote was unanimous.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

The Portage Lake Planning Board will hold a regular meeting on Thursday Aug. 11, 2005 at 7:00 PM in the Municipal Building Conference Room.

AGENDA

Call Meeting to Order

I. CONSENT ITEMS.

1. Review minutes of 03-10-05

II. PUBLIC COMMENTS.

III. NEW BUSINESS.

1. Review application # 05-18 from James & Carolyn Galletta for a non-conforming replacement structure at 228 West Cottage Rd.
2. Review application # 05-29 from Tyler & Mitchell Smith for a non-conforming replacement structure at 512 West Cottage Rd.
3. Review application # 05-30 from Alcide Bouchard to place an addition on a Rustic Rental Cabin at 51 Cottage Rd.
4. Review application # 05-31 from Brian & Debra Delowery to place a foundation under a non-conforming camp at 636 West Cottage Rd.

IV. OLD BUSINESS.

V. OTHER BUSINESS.

1. Review Building Permit Summary.

V. ADJOURNMENT.

In order to ensure Public participation in this Municipal event please notify the Town Office of any special needs you may have due to a disability.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING OF AUG. 11, 2005

MINUTES

Maggie A. Pierce
(Chairperson)

Members Present: Maggie Pierce, Dave Pierce, Bonnie Condon, Tom Mastro, Barb Pitcaurin.

Others Present: James & Carolyn Galletta, Lewis Cousins CEO.

With all members accounted for the meeting was called to order at 6:59.

I. CONSENT ITEMS.

1. The minutes of 03-10-05 were reviewed. A motion to approve was made by Barb with a second from Bonnie. The motion carries 5-0.

II. PUBLIC COMMENTS.

There were none.

III. NEW BUSINESS.

1. Review application # 05-18 from James & Carolyn Galletta.

Replacement structure criteria was reviewed. Many questions concerning which rules apply to this situation were discussed. It was determined that this and the other applications on the agenda all require a site visit for the purpose of determining if the proposals meet the required setbacks to the greatest practical extent. A motion to recess for site visits was made by Bonnie, seconded by Barb to visit the Galletta, Smith, and Delowrey properties. The motion carries 5-0 at 7:17.

7:51 – The meeting was called back to order by Maggie. Discussion of the Galletta proposal ensued. Mr. Galletta raised the issue of the additional expense involved to place more fill and relocate utility service to move back to the 100' mark. The board considered the size of the parcel, slope of the land, soils type and surrounding areas. After much discussion of cost a motion was made to deny the Galletta proposal by Dave, seconded by Bonnie. The motion carries 5-0.

2. Review application # 05-29 from Tyler & Mitchell Smith.

The Board again felt that this proposal did have a solid basis for not relocating to the required 100' setback distance. The lot slopes gently and the area is already clear. A motion to deny the Smith proposal was made

by Bonnie, seconded by Barb. The motion carries 5-0.

3. Review application # 05-30 from Alcide Bouchard.

The Board determined that the Bouchard proposal to expand one cabin would still fall within the definition of a rustic rental cabin because it will have no plumbing. A motion to approve application # 05-30 was made by Barb, seconded by Bonnie. The motion carries 5-0.

4. Review application # 05-31 from Brian & Debra Delowrey.

The Board determined that this proposal does meet Shoreland Zoning requirements to the greatest practical extent. The lot layout dictates that it would create an unnecessary hardship to attempt to relocate this structure. A motion to approve this application was made by Dave, seconded by Tom. The motion carries 5-0.

IV. OLD BUSINESS.

There was none.

V. OTHER BUSINESS.

The Building permit summary was reviewed.

VI. ADJOURNMENT.

A motion to adjourn was made by Bonnie at 8:26, Seconded by Barb. The motion carries 5-0.

Respectfully Submitted,



Lewis Cousins

PORTAGE LAKE PLANNING BOARD

WORKSHOP

THURSDAY OCT. 13th, 2005
7:00 PM

The Portage Lake Planning Board will meet in the Municipal Building Conference room at 7:00 PM. The purpose of the workshop is to review the Planning Board Manual.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

10-13-05

MINUTES

Members Present: Maggie Pierce, Bonnie Condon, Jeannie Long.

Others Present: Lewis Cousins CEO.

The informal meeting was called to order by Chairperson Maggie at 7:00 PM. The Board and CEO reviewed Chapter 1 of the MMA Planning Board Manual.

All those present felt that the time spent reviewing this information was well Spent and of benefit.

The meeting closed at 8:30PM.

**PORTAGE LAKE PLANNING BOARD
REGULAR MEETING**

*Cancelled
No Quorum*

The Portage Lake Planning Board will hold a regular meeting on Thursday, November 8th, 2005 at 7:00 PM in the Municipal Building Conference Room.

AGENDA

- I. CALL MEETING TO ORDER.**
 - 1. Review Minutes of 08-11-05 and 10-13-05.
- II. PUBLIC COMMENTS.**
- III. NEW BUSINESS.**
- IV. OLD BUSINESS.**
 - 1. Review Planning Board manual – Chapter 2.
- V. OTHER BUSINESS.**
 - 1. Local Appeals.
 - 2. Shoreland Zoning changes update.
 - 3. Timber Harvest / liquidation harvesting rule changes.
 - 4. MMA Training.
 - 5. Building Permit Summary.
- VI. ADJOURNMENT.**

Please notify the Town Office of any special needs you may have due to a disability. The Public is invited to attend.

PORTAGE LAKE PLANNING BOARD

Cancelled

REGULAR MEETING

The Portage Lake Planning Board will hold a regular meeting on Thursday, ~~December~~ 8, 2005 at 7:00 PM in the Municipal Building Conference Room.

AGENDA

- I. CALL MEETING TO ORDER.**
 - 1. Review Minutes of 08-11-05 and 10-13-05.
- II. PUBLIC COMMENTS.**
- III. NEW BUSINESS.**
- IV. OLD BUSINESS.**
 - 1. Review Planning Board manual – Chapter 2.
- V. OTHER BUSINESS.**
 - 1. Local Appeals.
 - 2. Shoreland Zoning changes update.
 - 3. Timber Harvest / liquidation harvesting rule changes.
 - 4. MMA Training.
 - 5. Building Permit Summary.
- VI. ADJOURNMENT.**

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