

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

**JANUARY 10, 2008; 7:00P.M.
CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING
None scheduled.

III. REVIEW AND APPROVE MINUTES OF 12/13/2007

IV. NEW BUSINESS

A. Draft an Ordinance prohibiting burning as part of the demolition process.

V. OLD BUSINESS

VI. OTHER BUSINESS

A. Review permits issued.

VII. ADJOURN

Cancelled by Maggie

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

**MAY 8, 2008; 7:00P.M.
CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

None scheduled.

III. REVIEW AND APPROVE MINUTES OF 1/213/2007

IV. NEW BUSINESS

- A. Frank Hallett, 694 West, M. 10 L. 21, Full basement within 100' ft. of lake.
- B. Tom Birdsey, 4 N. Birch Point Dr., M. 20 L. 16, New camp.
- C. Kirk Carroll, 530 West, M. 12 L. 11, New addition within 100' ft. of lake.

V. OLD BUSINESS

VI. OTHER BUSINESS

- A. Review permits issued.

VII. ADJOURN

PORTAGE LAKE PLANNING BOARD
REGULAR MEETING
May 8, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES

Bonnie Condon

Chairperson

Members present: Bonnie Condon, Dan Perrault and Bruce Hussey CEO; also present were Kirk Carroll, Dan Bridgham, Harry Donovan, and Fred Dearborn.

I. CALL TO ORDER AND DETERMINE QUORUM.

The meeting was called to order at 7:10 p.m. There was no quorum.

II. PUBLIC HEARING.

None scheduled.

III. REVIEW AND APPROVE MINUTES OF 12/13/2007.

None.

IV. NEW BUSINESS.

None.

V. OLD BUSINESS.

None.

VI. OTHER BUSINESS.

None.

VII. ADJOURN.

At 7:30 p.m. the Chair rescheduled the meeting for May 15, 2008 at 7:00 p.m. and the meeting was adjourned.

PORTAGE LAKE PLANNING BOARD
REGULAR MEETING
May 15, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES



Chairperson

Members present: Bonnie Condon, Dave Pierce, Tom Mastro, Jeannie Long; and Bruce Hussey CEO; also present were Kirk Carroll, Harry Donovan, and Fred Dearborn.

I. CALL TO ORDER AND DETERMINE QUORUM.

The meeting was not called to order because proper notice was not effectuated. The Chairman set a Special Meeting of the Planning Board for 7:00 p.m. on May 29, 2008.

II. PUBLIC HEARING.

None scheduled.

III. REVIEW AND APPROVE MINUTES OF 12/13/2007.

None.

IV. NEW BUSINESS.

None.

V. OLD BUSINESS.

None.

VI. OTHER BUSINESS.

None.

VII. ADJOURN.

Not applicable

PORTAGE LAKE PLANNING BOARD

SPECIAL MEETING

**MAY 29, 2008; 7:00P.M.
CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

None scheduled.

III. REVIEW AND APPROVE MINUTES OF 1/21/2007, 5/8/08 and 5/15/08.

IV. NEW BUSINESS

A. Frank Hallett, 694 West, M. 10 L. 21, Full basement within 100' ft. of lake.

B. Kirk Carroll, 530 West, M. 12 L. 11, New addition within 100' ft. of lake.

V. OLD BUSINESS

VI. OTHER BUSINESS


A. Review permits issued.

VII. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING
May 29, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES


Chairperson

Members present: Jeannie Long, Tom Mastro, Bonnie Condon, and Bruce Hussey CEO; also present were Ray Cyr, Frank and Pam Hallett, Kirk Carroll, John Richie, Angie Burton, and Harry Donovan.

I. CALL TO ORDER AND DETERMINE QUORUM.

A quorum was confirmed and the meeting was called to order at 7:02 P.M.

II. PUBLIC HEARING.

None scheduled.

III. REVIEW AND APPROVE MINUTES OF 5/17/2007.

The minutes from the December 13, 2007, May 8, 2008 and May 15, 2008 meeting were reviewed; Tom Mastro moved to accept the minutes as submitted; the motion was seconded by Jeannie Long; and the motion passed unanimously.

IV. NEW BUSINESS.

- A. Kirk Carroll, 530 West Rd., Map 12 Lot 11, house addition. The facts show that the Carroll has a camp wholly located within 100 feet of the lake. The application submitted requested that the attached garage be demolished and replaced with 2 bedrooms and a living room. The addition is to be constructed on the east side of the existing camp. A deck also is located on the east side that is to be removed. There were two issues to be decided. First was whether the expansion of the camp exceeded 30% by either square footage or volume. The second issue was whether the addition was to be closer to the lake since the edge of the garage was further from the lake than the existing camp. Based upon the application that Carroll submitted with the volume and square footage calculated, the Board found that the addition did not exceed 30%. The garage is considered part of the principal structure since it is attached. Therefore, the addition is not considered closer to the lake because it is the same distance from the lake as the principal structure. Tom Mastro moved to approve the application as submitted. Jeannie

Long seconded the Motion. Discussion was held. The motion passed unanimously.

- B. Frank Hallett, 694 West Rd., M. 10 L. 21, new 8 foot basement under existing camp all within 100 feet of the lake. Jeannie Long moved to permit Hallett to construct an 8-foot basement beneath the camp. Tom Mastro seconded the Motion. Harry Donovan, the contractor for Hallett, presented evidence that even if the square footage had been expanded by 30%, volume had only expanded by 23%. The Board also considered whether the setback has been met to the greatest practical extent. The Board determined that the setback is met to the greatest practical extent. After establishing that, the Board found that because the structure is not capable of further setback; the 8-foot basement is not to be an expansion. No further discussion was presented. The Motion passed unanimously.

V. OLD BUSINESS.

None.

VI. OTHER BUSINESS.

Set a Special Meeting for June 2, 2008 at 7:00p.m.

Set Regular Meeting for Wednesday June 11, 2008 at 7:00p.m.

VII. ADJOURN.

At 7:50 p.m. Jeannie Long moved to adjourn. Tom Mastro seconded the motion. The motion passed unanimously.

PORTAGE LAKE BOARD OF APPEALS

NOTICE OF SPECIAL MEETING

**MAY 30, 2008: 9:00A.M.
CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

None scheduled.

III. REVIEW AND APPROVE MINUTES TABLED

IV. NEW BUSINESS

A. Alcide Bouchard, 4 Almond Dr. Map 20 Lot 3, reconsideration of fine.

V. OLD BUSINESS

VI. OTHER BUSINESS

A. None.

VII. ADJOURN

*Suppose
New Building for used for storage*

PORTAGE LAKE PLANNING BOARD

SPECIAL MEETING

**JUNE 2, 2008; 7:00P.M.
CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

- I. CALL TO ORDER AND DETERMINE QUORUM**
- II. PUBLIC HEARING**
None scheduled.
- III. REVIEW AND APPROVE MINUTES TABLED**
- IV. NEW BUSINESS**
 - A. Dean's Motor Lodge, M. 16 L.5&6, new motel.
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
 - A. Review permits issued.
- VII. ADJOURN**

PORTAGE LAKE PLANNING BOARD

SPECIAL MEETING
JUNE 2, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES



Chairperson

Members present: Jeannie Long, Tom Mastro, Bonnie Condon, Dan Perrault, and Bruce Hussey CEO; also present were Ray Cyr, Gerry Cormier, and Angie Burton.

I. CALL TO ORDER AND DETERMINE QUORUM.

A quorum was confirmed and the meeting was called to order at 7:00 P.M.

II. PUBLIC HEARING.

None scheduled.

III. REVIEW AND APPROVE MINUTES.

Tabled.

IV. NEW BUSINESS.

A. Angie Burton/Dean's Motor Lodge, 2075 Portage Rd., Map 16 Lots 5&6, new motel. The facts show that Dean's had an 8-room motel at the above-mentioned address. That the motel was destroyed when a trailer truck left the road thereby destroying the motel. The motel was declared a total loss and was demolished. The former motel had a 10-foot side setback on the south side. Dean's submitted an application to rebuild on the 10-foot side setback. Tom Mastro moved to deny the application because motels must have a 50-foot side setback. Jeannie Long seconded the Motion. The Board considered the unfairness of its inability to grant the permit requested because of someone else's negligence. No further discussion was presented. The Motion passed unanimously.

V. OLD BUSINESS.

None.

VI. OTHER BUSINESS.

NONE.

VII. ADJOURN.

At 7:30 p.m. Tom Mastro moved to adjourn. Dan Perrault seconded the motion. The motion passed unanimously.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

JUNE 11, 2008; 7:00P.M.

WEDNESDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

None scheduled.

III. REVIEW AND APPROVE MINUTES

IV. NEW BUSINESS

A. Tom Birdsey, M.20 L.16, new camp.

V. OLD BUSINESS

VI. OTHER BUSINESS

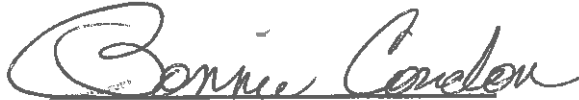
A. Review shoreland zoning newsletter.

VII. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING
JUNE 11, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES



Chairperson

Members present: Tom Mastro, Bonnie Condon, Dan Perrault, and Bruce Hussey CEO; also present were Tom Birdsey.

I. CALL TO ORDER AND DETERMINE QUORUM.

A quorum was confirmed and the meeting was called to order at 7:40 P.M.

II. PUBLIC HEARING.

None scheduled.

III. REVIEW AND APPROVE MINUTES.

Tom Mastro moved to approve the minutes from the May 29, 2008 and June 2, 2008 Planning Board meetings. Dan Perrault seconded the Motion. The Motion passed unanimously.

IV. NEW BUSINESS.

A. Tom Birdsey, 4 North Birch Point Dr., Map 20 Lot 16, new camp. The facts show that the existing camp was torn down within one year from the date of the application. The lot is 62'x105' therefore the camp is to situated on the lot to meet the 10-foot side setbacks on the sides. The Board found that the new camp's location meets the setback to the greatest practical extent. Tom Mastro moved to approve the application on the condition that the existing septic system be brought to code and the first floor be at least one foot above the 100 year flood plain. Dan Perrault seconded the Motion. No further discussion was presented. The Motion passed unanimously.

V. OLD BUSINESS.

None.

VI. OTHER BUSINESS.

NONE.

VII. ADJOURN.

At 8:00 p.m. Dan Perrault moved to adjourn. Tom Mastro seconded the motion. The motion passed unanimously.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

JULY 10, 2008; 7:00P.M.

THURSDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

None scheduled.

III. REVIEW AND APPROVE MINUTES

IV. NEW BUSINESS

- A. Don & Gloria Martin, Map 24 Lot 11, raise camp one foot above the 100 year flood level.
- B. Alan & Teri Schlemmer, Map 21 Lot 16, raise camp one foot above the 100 year flood level.

V. OLD BUSINESS

VI. OTHER BUSINESS

VII. ADJOURN

PORTAGE LAKE PLANNING BOARD

**REGULAR MEETING
JULY 10, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING**

MINUTES



Chairperson

Members present: Tom Mastro, Bonnie Condon, and Bruce Hussey CEO; also present were Don Martin, Alan and Teri Schlemmer.

I. CALL TO ORDER AND DETERMINE QUORUM.

The meeting was called to order at 7:15 p.m. A quorum was not present.

II. PUBLIC HEARING.

None scheduled.

III. REVIEW AND APPROVE MINUTES.

IV. NEW BUSINESS.

V. OLD BUSINESS.

None.

VI. OTHER BUSINESS.

NONE.

VII. ADJOURN.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

AUGUST 14, 2008; 7:00P.M.

THURSDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

Amendment to reduce the setbacks in Sections 6.14(A) &(F) of the Portage Lake Land Use Ordinance from 20 and 50 feet to 10 and 10 feet, respectively.

III. REVIEW AND APPROVE MINUTES

IV. NEW BUSINESS

A. Steve Jandreau, Map 1A Lot 1, permanent sign.

V. OLD BUSINESS

VI. OTHER BUSINESS

VII. ADJOURN

PORTAGE LAKE PLANNING BOARD
REGULAR MEETING
AUGUST 14, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES



Chairperson

Members present: Tom Mastro, Bonnie Condon, Brian Condon, Jeannie Long, and Bruce Hussey, CEO; also present were Barbara Beaulieu, Dan Higgins, Bernard Beaulieu, Clayton DeMerchant, Laura Bouchard, Judy Moreau, Alcide Bouchard, Angie Boutot, Matt Boutot, Brad Boutot, Gary Hafford, Betty Bragdon, Richard Bragdon, Lietta Caron, Brian Cote, Eldon Jandreau, Steve Jandreau, Rita Sinclair, Gary Chance, Mark Benson, and Ceclia Beaulieu.

I. CALL TO ORDER AND DETERMINE QUORUM.

A quorum was confirmed and the meeting was called to order at 7:00 P.M.

II. PUBLIC HEARING.

A public hearing was held on a petition by the citizens of Portage Lake to amend the Portage Lake Land Use Ordinance Section 6.14, parts (A) & (F) to reduce the setbacks from 20 feet to 10 feet and 50 feet to 10 feet, respectively. Comments were received by the Planning Board in favor of the amendment. In a nutshell, the sentiments were that a motel was needed for the economic future of Portage Lake. There were no comments against the amendment. Tom Mastro moved to forward recommendation of the amendment to the Board of Selectmen. Brian Condon seconded the motion. The motion passed unanimously.

III. REVIEW AND APPROVE MINUTES.

Brian Condon moved to approve the minutes from the June 11, 2008 and July 10, 2008 Planning Board meetings. Jeannie Long seconded the Motion. The Motion passed unanimously.

IV. NEW BUSINESS.

- A. Steve Jandreau, Map 1A Lot 1, permanent sign. Tom Mastro moved to grant a permit for the sign. Brian Condon seconded the Motion. No further discussion was presented. The Motion passed unanimously.

V. OLD BUSINESS.

None.

VI. OTHER BUSINESS.

A meeting was scheduled for September 22, 2008.

VII. ADJOURN.

At 7:38 p.m. Tom Mastro moved to adjourn. Jeannie Long seconded the motion. The motion passed unanimously.

- ✓ Edna Beaudin
- ✓ Barbara Beaudin ✓
- ✓ Wain Duggins ✓
- ✓ Peter Grace
- ✓ Lloyd McMoran
- ✓ Bernard Beaton
- ✓ Lamm Boudard
- ✓ Judy R. Mareau
- ✓ Alice Boyshaus
- ✓ Matt Bon
- ✓ Angie BOUTOT
- ✓ Brad Boutot
- ✓ May Ward.
- ✓ Richard Bragdon
- ✓ Betty Bragdon
- ✓ Dianne Garon
- ✓ Inverlo
- ✓ Elda Jarman
- ✓ ~~Steve Sandrean~~
- ✓ Steve Sandrean
- ✓ Gita Sinclair

**Portage Lake Planning Board
Recommendation on Public Hearing
Ordinance Setback Amendment
August 14, 2008**

The Portage Lake Planning Board's recommendation to the Board of Selectmen is to allow the citizens of Portage Lake to vote to amend Section 6, Line 14 (A) to read – A green space, not less than ten (10) feet wide, shall be maintained open and green space with grass, bushes, flowers, or trees all along each side lot line, the rear lot line, the front line of such lot, except for entrance and exit driveways. The green space shall not be used for automobile parking. Section 6 Line 14 (F) to read – No building shall be closer than ten (10) feet from a side and rear property line.

Portage Lake Planning Board Chair:



Bonnie Condon

Aug. 15, 2008

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

OCTOBER 9, 2008; 7:00P.M.

THURSDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

III. REVIEW AND APPROVE MINUTES

Minutes of August 14, 2008 meeting.

IV. NEW BUSINESS

A. Angie Burton d/b/a Dean's Motor Lodge, Map 16 Lot 5&6, new motel.

V. OLD BUSINESS

VI. OTHER BUSINESS

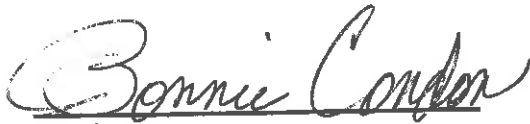
Code revisions.

VII. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING
OCTOBER 9, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES


Chairperson

Members present: Tom Mastro, Bonnie Condon, Brian Condon, Gerry Cormier, and Bruce Hussey, CEO; also present were Barbara Beaulieu, Bernard Beaulieu, Clayton DeMerchant, Judy Moreau, Gary Hafford, Teresa DeMerchant, Jessie Woods, Brian Cote, Jim Kelley, Barb Pitcairin, Darey Gagnon, and Wilza Beaulieu.

I. CALL TO ORDER AND DETERMINE QUORUM.

A quorum was confirmed and the meeting was called to order at 7:00 P.M.

II. REVIEW AND APPROVE MINUTES.

Brian Condon moved to approve the minutes from the August 14, 2008 Planning Board meeting. Gerry Cormier seconded the Motion. The Motion passed unanimously.

III. NEW BUSINESS.

- A. Angie Burton, Map 16 Lots 5&6, new motel. Tom Mastro moved to grant a permit for the new motel. Gerry Cormier seconded the Motion. The discussion concerned the issue that the construction on the motel had started prior to the issuance of the new permit under the amended motel section reducing the set back to 10 feet from 50 feet. No amendments to the motion were made. The Motion passed unanimously.
- B. Gerry Cormier moved to order 10 additional copies of the Zoning Ordinance. Brian Condon seconded the Motion. The Motion passed 3 in favor and 1 against.

IV. OLD BUSINESS.

V. OTHER BUSINESS.

VII. ADJOURN.

At 8:10 p.m. Tom Mastro moved to adjourn. Gerry Cormier seconded the motion. The motion passed unanimously.

**TOWN OF PORTAGE LAKE
CODE ENFORCEMENT OFFICE
P.O. BOX 255
PORTAGE LAKE, ME 04768
435.4361**

NOTICE

THERE IS NO PLANNING BOARD

MEETING

THIS NOVEMBER 2008

PER BONNIE CONDON, CHAIRMAN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

December 11, 2008; 7:00P.M.

THURSDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

III. REVIEW AND APPROVE MINUTES

Minutes of October 9, 2008 meeting.

IV. NEW BUSINESS

- A. Elderly housing
- B. Shoreland ordinance update
- C. Windmill proposals

V. OLD BUSINESS

VI. OTHER BUSINESS

VII. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING
DECEMBER 11, 2008 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES



Chairperson

Members present: Bonnie Condon, Brian Condon, Audrey Rafford, Gerry Cormier, and Bruce Hussey, CEO; also present were Ray Cyr, Gary Hafford, and Darey Gagnon.

I. CALL TO ORDER AND DETERMINE QUORUM.

A quorum was confirmed and the meeting was called to order at 7:00 P.M.

II. REVIEW AND APPROVE MINUTES.

Brian Condon moved to approve the minutes from the October 9, 2008 Planning Board meeting. Jeannie Long seconded the Motion. Gerry Cormier moved to amend the Minutes to include under Other Business windmill farm zoning should be explored. Jeannie Long seconded the Amended Motion. The Motion passed unanimously.

III. NEW BUSINESS.

- A. Map 2 Lot 14. Ray Cyr, Chairman of the Elderly Housing Committee presented the history of the committee along with the current status. The committee proposed a 12 unit complex with 6 units in 2 buildings. The committee received a matching CDBG grant to conduct a feasibility study. Another step is the completion of a market study. A public hearing is set for January 6, 2009 to present the findings of the market study. Cyr outlined the many steps needed to complete the project, including financing. Cyr produced drawings of the units and a site plan. The site plan was rudimentary and missing certain landmarks. The Planning Board pointed out that the proposed site may be subject to shoreland zoning because a stream runs through the property. It also indicated that the Town of Portage Lake septic system either abuts the site or is actually on the site. Regardless, the septic will have to be located. Another issue the Board raised was access to the development whether from Rte. 11 or School St. After Cyr's presentation and questions were answered, the CEO reminded the Planning Board that the project is considered a subdivision. 30-A M.R.S.A. 4403 provides in part that a scheduling conference to set the

multi-stage application and review procedure prior to the application's submission. There was discussion as to the timeliness of setting the application procedure since the project may never be funded. The matter was tabled.

- B. Shoreland zoning update. The CEO is to provide copies of the Maine Shoreland Zoning Ordinance to the members. The CEO is to contact Lewis Cousins to obtain all the work he and Maggie had already completed. All for the next meeting.
- C. Windmills zoning. Gerry Cormier raised the issue of zoning for wind farms. The Board felt that this foresight may provide not only regulation of wind farms but entice wind farms to Portage Lake. For the next meeting, the Board requested that the CEO provide topographical maps of Portage Lake and ordinances from other states regarding the regulation of wind farms.

IV. OLD BUSINESS.

V. OTHER BUSINESS.

Gerry Cormier moved to recommend to the Board of Selectmen that Danny Higgins remove the building at Map 8 Lot 1. Brian Condon seconded the Motion. No further discussion was held. The Motion passed unanimously. After the Motion passed informal discussion was held and Board agreed not pursue any remedies against Higgins until the DEP made its determination.

VII. ADJOURN.

At 9:30 p.m. Jeannie Long moved to adjourn. Audrey Rafford seconded the motion. The motion passed unanimously.