

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

APRIL 8, 2010 7:00 P.M.

THURSDAY

CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING
NONE

III. REVIEW AND APPROVE MINUTES

Minutes of August 13, 2009 meeting.

Met. Bonnie 2nd Brian Pasch

IV. BUSINESS

1. Lisa Rubin, 156 West, Map 15 Lot 28, 30% expansion of camp.
2. Review of draft decision regarding the amendments to the Portage Lake Land Use Ordinance.

-Tabled.

V. OTHER BUSINESS
None

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING
APRIL 8, 2010 7:00 P.M.
PORTAGE LAKE MUNICIPAL BUILDING

MINUTES


Chairperson

Members present: Bonnie Condon, Brian Condon, Tom Mastro, and Bruce Hussey, CEO ; also present were Peter St. Peter, Brad St. Peter, Tim Pinette, and Lisa Rubin

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.

Bonnie Condon moved to approve the minutes from the August 13, 2010 Planning Board meeting. Brian Condon seconded the Motion. The Motion passed unanimously.

III. NEW BUSINESS.

1. Lisa Rubin, 156 West, Map 15 Lot 28, 30% expansion of camp. Bonnie Condon raised the fact that the property had already been expanded by 30%. The Board did not have copies of the previous application and correspondence regarding this expansion. Bonnie Condon moved to table the matter until more definite information is disseminated. Brian Condon seconded the Motion. The Motion passed unanimously.
2. Review of draft decision regarding the amendments to the Portage Lake Land Use Ordinance. The Board reviewed the draft and made changes. The original is made a part hereof.

IV. OTHER BUSINESS.

Peter St. Peter submitted an application for a motor home park. The Board reviewed the Application and found it to be in compliance and complete. Brian Condon moved to approve the mobile home park. Bonnie Condon seconded the Motion. The chairman recommended that the permit be withheld until a public hearing is held.

V. ADJOURN.

At 8:30 p.m. Brian Condon moved to adjourn. The motion passed unanimously.

NOTICE!

A Public Hearing

**will be held on Thursday, May 6, 2010 at
7:00 p.m. to gather public input on the
development of a Mobile Home Park in the
Town of Portage Lake.**

**The Public Hearing will be followed by the
monthly Planning Board Meeting.
All Planning Board members are requested
to attend to review information and make
decisions on other applications.**

Meetings will be in the Conference Room at the Municipal Building.

**Public Hearing
May 6, 2010
7:00 P.M.**

Public Hearing called to gather input on the development of a mobile home park in Portage Lake. Each person must identify themselves and direct questions or comments to Chairman, Tom Mastro or Developers, Brad & Peter St. Peter.

**Planning Board Meeting
May 6, 2010
7: P.M.**

Call to Order

Attendance for Quorum

OLD BUSINESS:

1. St. Peter Mobile Home Park
2. Scott Bagley Request to Renew Building Permit
3. Lisa Rubin 30% Expansion

NEW BUSINESS:

1. Clarification on Holding Tanks within Shore land Zone
2. Accept Appointment of New Member

PORTAGE LAKE PLANNING BOARD
PUBLIC HEARING / PLANNING BOARD MEETING
05-06-2010
PORTAGE LAKE MUNICIPAL BUILDING
7:00 PM
MINUTES


(Chairperson)

Members Present: Brian Condon, Bonnie Condon, Jeanne Long, Tom Mastro.

Others Present: Brad St. Peter, Jeanne Jones, Irene Theriault, Lorraine Wright, Judy Moreau, Clayton Demerchant.

I. CALL MEETING TO ORDER/ DETERMINE QUORUM

The meeting was called to order by Tom at 7:00 with 4 members present.

II. PUBLIC HEARING.

Brad St. Peter made a presentation on the Mobile Home park. Stating there would be strict requirements, individuals rent the lot for their mobile home, there is a rental agreement in place, only for new mobile homes and can only be occupied at this time by 55 and older. CEO will submit letters to Planning Board from Public Works, Ashland Police Department, Ashland Ambulance, and Department of Transportation (for change of use). Mobile Home Park shall have minimum of 10 acres, minimum on road set back, percent devoted to recreation. Lots served by public waste water disposal system. Septic system designed by Bill Hersey. Minimum lot width 75 feet, set backs not less than 10 feet from lot line. Mobile home in park shall set back from road a specified distance. 50 foot wide buffer strip. Concern about the distance of Tracy lot not being 50 feet from line, Brad measured 50 feet plus another 10 feet from building. Concern the pad was much larger than needed. CEO will re-measure to make sure all is correct. Concern raised about electricity, Brad stated there will be another pole added and Maine Public will be out. Concern about air strip, nothing in ordinance references air strip. Concern raised about laying of pads, Brad states cement blocks will be set on MDOT required material. Concern raised about water, Brad states one well will serve 2 units.

III. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.

NONE

IV. NEW BUSINESS

Application for Mobile Home Park by Brad and Peter St. Peter. Approved with stipulations from FAA. Motion by Brian to amend, second by Jeanne. No discussion. Motion Approved

Tabled Scott Bagley until more information can be gathered. Motion by Bonnie, seconded by Brian, all in favor.

Lisa Rubin review of application for 30% expansion. Brian Condon explained the feet used to calculate the percent of increase. Wants to make sure the paperwork is correct. Brian motioned to send to select persons to prevent any further violation. Discussion on previous permit. Documentation handed over to CEO to present to

Board of Selectmen. Motion by Brian to send recommendation to Board of Selectpersons to accept as 27% expansion in non-conforming areas of shoreland have been met. Second by Bonnie. All in favor.

V. OLD BUSINESS

VI. OTHER BUSINESS

Appointed member: Motion by Bonnie to Accept LS to Board. Second by Brian. All in favor. Tom welcomed new member.

Holding tank on Sue Beaulieu

DEP

VII. ADJOURNMENT

Jeannie motion to adjourn at 9 pm. Second by Bonnie

TOWN OF PORTAGE LAKE
Incorporated: March 24, 1909
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PORTAGE LAKE, MAINE 04768
Phone (207) 435-4361
FAX (207) 435-6229

PORTAGE LAKE PLANNING BOARD

PLEASE NOTE

June Planning Board Meeting is

POSTPONED

**The next Planning Board meeting
will be re-scheduled at a later date.**

DATED: June 7, 2010

Francis R. Grey Jr.
Town Manager

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

JULY 22, 2010 7:00 P.M.

THURSDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING
NONE

III. REVIEW AND APPROVE MINUTES
Minutes 4-8-2010

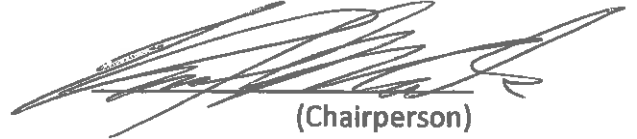
IV. BUSINESS

1. Lisa Rubin; Map 15 Lot 28; Continue discussion on tabled expansion.
2. Ray and Elaine Wakefield; Map 21 Lot 29 and Map 21 Lot 30; Request to straighten line between.
3. Todd Skillin; Map 14 Lot 21; Request for expansion; as well as paving driveway and slab with mounted solar panels

V. OTHER BUSINESS
NONE

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
07-22-2010
PORTAGE LAKE MUNICIPAL BUILDING
7:00 PM
MINUTES


(Chairperson)

Members Present: Brian Condon, Bonnie Condon, Tom Mastro.

Others Present: Ray Cyr, Francis Grey, Tim Pinette, Lisa Rubin, Ray and Elaine Wakefield

CALL MEETING TO ORDER/ DETERMINE QUORUM

The meeting was called to order by Tom at 6:58 with 3 members present.

I. PUBLIC HEARING.

NONE

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.

Review of minutes from 4-8-2010; Bonnie motion, Brian second, Unanimous 3-0

III. NEW BUSINESS

Lisa Rubin: Discussion on square footage as to what is the correct formula to be used. 2004 permit was discussed; all materials are now found.

Bonnie motion to decline the 30% expansion since the amount requested added with the 2004 application exceeds the 30%, Brian second, Unanimous 3-0

Lisa requests all the minutes prior concerning her camp.

Ray and Elaine: Discussion on non-conforming lots. It was explained that the State Planning Office determined that the lots do not have to be combined. Ray explains the history of the two lots and why he wants to straighten the line. His reason being the line cuts deep into his lot. There would be a laser line between the two pins.

Bonnie motions to consider the application, Brian seconds, Unanimous 3-0

Todd Skillin: Tabled application until planning board members could visit the site and measurements could be established and explained. Bonnie motioned, Brian second, Unanimous 3-0.

IV. OLD BUSINESS

V. OTHER BUSINESS

VI. ADJOURNMENT

Tom motioned, Bonnie second, Unanimous 3-0, 8:00pm

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

AUGUST 12, 2010 7:00 P.M.

THURSDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING
NONE

III. REVIEW AND APPROVE MINUTES
Minutes 5-6-2010 AND 7-22-2010

IV. BUSINESS

1. Ray and Elaine Wakefield; Map 21 Lot 29 and Map 21 Lot 30;
Application to straighten line.
2. Holly Umphrey; Map 11 L 13; Replacement structure
3. Tabled issue on 5-6-2010; Dan Bagley
4. Shoreland Zoning 30% expansion requirements as well as measuring
square footage and volume.

V. OTHER BUSINESS

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
08-12-2010
PORTAGE LAKE MUNICIPAL BUILDING
7:00 PM
MINUTES


(Chairperson)

Members Present: Brian Condon, Bonnie Condon, Jeanne Long, Tom Mastro.
Others Present: Ray Cyr, Francis Grey, Ray and Elaine Wakefield

CALL MEETING TO ORDER/ DETERMINE QUORUM

The meeting was called to order by Tom at 6:58 with 3 members present.

I. PUBLIC HEARING.

NONE

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.

Review of minutes from 5-6-2010; Bonnie motion, Jeanne second, Unanimous 4-0.

Review of minutes from 7-22-2010; Bonnie motion, Brian second, Unanimous 3-0,
Jeanne abstained not present for meeting.

III. NEW BUSINESS

Ray and Elaine Wakefield; Bonnie motion to accept application, Jeanne second,
Unanimous 4-0.

Holly Umphrey; Bonnie motion to accept application with the condition that a sketch
be included that illustrates where the old and new are in relation to the lake. Jeanne
second. Unanimous 4-0.

Scott Bagley; Continue to table until there is a clear understanding of what the
application is for.

Shoreland zoning; Planning Board agreed to have training on Section 12 of Shoreland
zoning.

IV. OLD BUSINESS

V. OTHER BUSINESS

Discussion on the need for changes to ordinances pertaining to Shoreland Zoning as
well as when the last updates were made.

Ray Cyr brought up an issue with RV's in the Shoreland and the need for an
ordinance to address the issue.

VI. ADJOURNMENT

Tom motioned, Bonnie second, Unanimous 4-0, 7:44pm

**PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
9-9-2010
PORTAGE LAKE MUNICIPAL BUILDING
7:00 PM
MINUTES**



(Chairperson)

Members Present: Brian Condon, Bonnie Condon and Tom Mastro.

CALL MEETING TO ORDER/ DETERMINE QUORUM

The meeting was called to order by Tom at 7:04 pm with 3 members present.

I. PUBLIC HEARING.

NONE

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.

Review of minutes from 8-12-2010; Brian motion, Bonnie second, Unanimous 3-0.

III. NEW BUSINESS

Todd Skillin 30% expansion; discussion on square footage and volume as well as if the addition is at the greatest practical extent.

Brian motioned to accept the amended application, Bonnie second, Unanimous 3-0.

IV. OLD BUSINESS

NONE

V. OTHER BUSINESS

NONE

VI. ADJOURNMENT

Bonnie motioned, Brian second, Unanimous 3-0, 7:44pm

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

OCTOBER 14, 2010 7:00 P.M.

THURSDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING
NONE

III. REVIEW AND APPROVE MINUTES
Minutes 9-9-2010


IV. BUSINESS

1. Norman St.Peter ; Map 22 Lot 17&18 , Fence in the Shoreland
2. Darrell Wilcox; Map 23 Lot 1, Raising camp and Foundation
3. Glen Putnam; Map 10 Lot 10, Replacement Structure

V. OTHER BUSINESS

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
10-27-2010
PORTAGE LAKE MUNICIPAL BUILDING
7:00 PM
MINUTES


(Chairperson)

Members Present: Brian Condon, Bonnie Condon and Tom Mastro.

Audience: Judy Moreau, Clayton Demerchant, Terri Demerchant, Jessie Woods, Bard Pitcairn, Brad St.Peter, Peter St.Peter and Francis Grey.

CALL MEETING TO ORDER/ DETERMINE QUORUM

The meeting was called to order by Tom at 6:56 pm with 3 members present.

I. PUBLIC HEARING.

NONE

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.

Review of minutes from 8-12-2010; Bonnie motion, Brian second, Unanimous 3-0.

III. NEW BUSINESS

Norman St.Peter, fence in Shoreland; Discussion on the distance from the lake and from property line. Abutter disputes the trees and the fence but is willing to compromise if the trees and fence do not extend all the way to the lake.

Bonnie motioned to table the application until the Planning Board could have a site visit.

Tom seconded the motion. Unanimous 3-0.

Site visit set for Saturday October 30th 10:00 am

Darrell Wilcox, foundation in Shoreland; Discussion on the definition of a foundation.

Bonnie motions to accept the application with the condition that a cement slab can not be placed under the cement casts, must have exposed mineral soil. Tom second.

Unanimous 3-0.

Glen Putnum, replacement structure in the Shoreland; Discussion on what will be the greatest practical extent. Discussion on measurements. Peter and Brad St.Peter offered input on how many trees will have to be cut as well as how close the camp will be to the septic if placed at the 100 foot mark.

Brian motioned to accept the application with the condition that the camp be moved to beyond the 80 foot mark and an amended sketch be turned in illustrating the correct measurements for placement at the 80 foot mark. Tom second. Unanimous 3-0.

IV. OLD BUSINESS

NONE

V. OTHER BUSINESS

NONE

VI. ADJOURNMENT

Tom motioned, Bonnie second, Unanimous 3-0, 7:45pm

2010

Please visit each of the sites.

St. Peter- Shoreland Zoning and DEP do not regulate fences, they tell people to refer back to the local ordinance. Which I enclosed our ordinance.

Wilcox -- Shoreland states that CEO is to issue permit for foundation but Mr. Wilcox is going to raise his camp and place cement casts under his camp. These casts will be touching completely enclosing the bottom of his camp. He is going to leave a small opening for a crawl space.

Putnum -- There are ribbons and stakes marking the septic area. There are orange markings and flags on the ground for 100ft and 73ft. 73 feet is where Putnam meets the 30%.

PORTAGE LAKE PLANNING BOARD

SPECIAL MEETING

(REGULAR MEETING FALLS ON A HOLIDAY)

NOVEMBER 17, 2010 7:00 P.M.

WEDNESDAY

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING
NONE

III. REVIEW AND APPROVE MINUTES
Minutes 10-27-2010


IV. BUSINESS
1. Tabled Issue: Norman St. Peter; 395 Cottage Road, Map 22 Lot 18,
Fence within Shoreland.

V. OTHER BUSINESS
NONE

VI. ADJOURN

THE PLANNING BOARD MEETING FOR
NOVEMBER 17 HAS BEEN CANCELLED.
A QUORUM COULD NOT BE OBTAINED.
IF YOU WOULD LIKE TO BE A MEMBER
OF THE PLANNING BOARD PLEASE SEE
THE TOWN MANAGER.

**PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
12-09-2010
PORTAGE LAKE MUNICIPAL BUILDING
7:00 PM
MINUTES**


(Chairperson)

Members Present: Brian Condon, Bonnie Condon and Jeannie Long.
Audience: Clayton Demerchant, Terri Demerchant, Jessie Woods, Ray Cyr and Francis Grey.
CALL MEETING TO ORDER/ DETERMINE QUORUM

The meeting was called to order by Bonnie at 7:15 pm with 3 members present.

I. PUBLIC HEARING.

NONE

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.

Review of minutes from 10-27-2010. Brian motion, Jeannie second, Unanimous 3-0.

III. NEW BUSINESS

NONE

IV. OLD BUSINESS

Tabled issue; Norman St. Peter, fence in Shoreland. Discussion on the distance from the lake and from property line. Bonnie motions to plant trees 73 feet from the shoreline as per the ordinance. Mr. St. Peter must maintain the trees and the cedar split fence can be maintained as such. Jeannie second, Unanimous 3-0.

V. OTHER BUSINESS

Ray Cyr requests the board investigate ordinance changes regulating recreational vehicles along the lake.

Board agrees to obtain a copy of the new Building Codes Standards from the State Planning Office.

VI. ADJOURNMENT

Brian motioned, Jeannie second, Unanimous 3-0, 7:48pm