

# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**January 13, 2011 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 12-09-2010

**IV. BUSINESS**  
1. Discuss amending Shoreland Zoning Ordinances

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**FEBRUARY 10, 2011 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 12-09-2010

**IV. BUSINESS**  
1. Discuss amending Shoreland Zoning Ordinances  
2. Todd Skillin; Map 14 Lot 20; raising camp 2 feet

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD  
PLANNING BOARD MEETING  
2-10-2011  
PORTAGE LAKE MUNICIPAL BUILDING  
7:00 PM  
MINUTES**

  
(Chairperson)

Members Present: Brian Condon, Bonnie Condon and Jeannie Long.  
**CALL MEETING TO ORDER/ DETERMINE QUORUM**

The meeting was called to order by Bonnie at 6:53 pm with 3 members present.

**I. PUBLIC HEARING.**

NONE

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.**

Review of minutes from 12-09-2010. Brian motion, Jeannie second, Unanimous 3-0.

**III. NEW BUSINESS**

Shoreland Zoning Amendment to be removed from DEP conditional approval. Brian motioned to send Shoreland Zoning Ordinances as revised to Public Hearing 3/10/11 at 7:00 pm. Jeannie seconds, Unanimous 3-0.

Todd Skillin requesting to raise camp 2 feet in same location. Jeannie motioned to table application pursuant Certificate of Elevation to better determine box 19 of the application that states "Elevation above 100 year flood". Brian second, Unanimous 3-0.

**IV. OLD BUSINESS**

NONE

**V. OTHER BUSINESS**

NONE

**VI. ADJOURNMENT**

Jeannie motioned, Brian second, Unanimous 3-0, 7:30pm

# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**March 10, 2011 7:00 P.M.**

**THURSDAY**

**CONFERENCE ROOM PORTAGE MUNICIPAL  
BUILDING**

### **AGENDA**

#### **I. CALL TO ORDER AND DETERMINE QUORUM**

#### **II. PUBLIC HEARING**

Amend Portage Lake Shoreland Zoning to have DEP Conditional Approval removed.

#### **III. REVIEW AND APPROVE MINUTES**

Minutes 2-10-2011

#### **IV. BUSINESS**

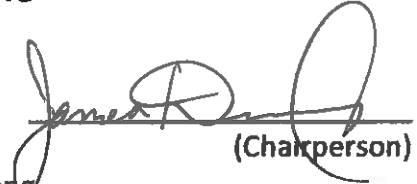
1. Irving Woodlands; Map 1 Lot 5; asking to harvest more than 40% in a Residential Shoreland Zone.

#### **V. OTHER BUSINESS**

1. Update on Skillin application to raise camp

#### **VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD**  
**PLANNING BOARD MEETING**  
**3-10-2011**  
**PORTAGE LAKE MUNICIPAL BUILDING**  
**7:00 PM**  
**MINUTES**



(Chairperson)

Members Present: Brian Condon, Bonnie Condon and Jeannie Long.

Audience: Mike Bartlett, Sandy Bartlett, Theresa Cyr, Raymond Cyr, Teri DeMerchant, Clayton DeMerchant, Laurel Theriault, Anita Theriault, David Farnum, Lisa Rubin, Tim Pinette and Judy Moreau.

**CALL MEETING TO ORDER/ DETERMINE QUORUM**

The meeting was called to order by Bonnie at 7:12 pm with 3 members present.

**I. PUBLIC HEARING.**

Amend Shoreland Zoning: An explanation of why Shoreland Zoning needed to be amended; to be removed from DEP conditional approval. Questions from the audience included non conforming lots, illegal structures, illegal holding tanks as well as a discussion on Individual Private Campsites.

Board recommends approval of amended Shoreland Zoning to Board of Selectmen.

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.**

Review of minutes from 2-10-2011. Brian motion, Jeannie second, Unanimous 3-0.

**III. NEW BUSINESS**

Irving Woodlands request to harvest more than 40% in a limited residential Shoreland Zone. The ordinance was read to the audience along with the harvest plan and a letter from Wildlife Biologist Richard Hoppe. Brian Condon explained how the Forest Committee came to the decision to harvest more than 40%. Audience had questions about Laura Audibert as a consultant as well as why more than the 40%. There was a question about who would enforce the management plan.

Jeannie motions to approve the application as presented, Brian second, Unanimous 3-0.

**IV. OLD BUSINESS**

NONE

**V. OTHER BUSINESS**

Todd Skillin has agreed to obtaining a certificate of elevation for his property.

**VI. ADJOURNMENT**

Jeannie motioned, Brian second, Unanimous 3-0, 8:13pm

# **PORTAGE LAKE PLANNING BOARD**

## **SPECIAL MEETING**

**APRIL 28, 2011 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 3-10-2011

**IV. BUSINESS**

1. Brent Spaulding; Map 21 Lot 5; Replacement Structure
2. Patriot Towers; Map 5 Lot 10A and 10B; Renovate existing building, install self support 120 feet tower, 25 kilowatt generator and 500 gallon propane tank

**V. OTHER BUSINESS**

1. Skillin Application update
2. Village District

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD**


**PLANNING BOARD MEETING**

**4-28-2011**

**PORTAGE LAKE MUNICIPAL BUILDING**

**7:00 PM**

**MINUTES**

  
\_\_\_\_\_  
(Chairperson)

Members Present: Jim Dumond, Ken Fones, Darey Gagnon and Teri DeMerchant.

Audience: Raymond Cyr, Brian Cote and Clayton DeMerchant.

**CALL MEETING TO ORDER/ DETERMINE QUORUM**

The meeting was called to order by Maggie (Secretary) at 6:58 pm with 4 members present.

**I. PUBLIC HEARING.**

NONE

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.**

Review of minutes from 3-10-2011. Darey motion, Ken second, Unanimous 4-0.

**III. NEW BUSINESS**

Darey motions for Jim to be temporary Chairmen until Regular scheduled meeting 5/2/2011 at such time election of Officers will be held. Ken seconds, All in favor except Jim. Majority wins Jim is temporary Chairmen.

Discussion on Planning Board ethics when conducting a site visit was discussed.

Members must go see all the sites. If three or more members are at a site together they are not to discuss the application only observe, since three members is a quorum and such meeting has not been posted to the public.

Brent Spaulding application for a replacement camp involved discussions on proper measurement from the high water mark. Moving the camp back the greatest practical extent was discussed as well as Mr. Spaulding has stated that his abutter to the north is sending a letter allowing Mr. Spaulding to build closer than the 10 foot side setback if need be. The CEO has not received the letter at the time of the meeting. Darey motioned to accept the application with the condition that Mr. Spaulding obtains the abutter letter. Jim second. Unanimous 4-0.

Patriot Tower application to place a Border Patrol tower at an existing Wireless Communication Facility on Satellite Drive was reviewed with the discussion focusing on placing a light on the tower due to Portage having an airport as well as being a Sea Plane Base. Ken motioned to table the application and send a letter requesting the placement of a light on the tower. Darey second. Unanimous 4-0.

**IV. OLD BUSINESS**

Members were given the Todd Skillin application to raise his camp; they were also informed of the past board's decision to table the application until a Certificate of Elevation was obtained. Members were given a copy of the Certificate of Elevation which was given to the CEO on 4/27/2011. Application will be discussed at the next Regular Meeting 5/12/2011.

Members were given information on where the Village area ends on the Cottage Road.

**V. OTHER BUSINESS**

Members were given handouts from DEP's Shoreland Zoning training which was held in Portage last fall.

**VI. ADJOURNMENT**

Darey motioned, Jim second, Unanimous 4-0, 8:00pm



# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**May 12, 2011 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 4-28-2011

**IV. BUSINESS**  
1. Election of Officers  
2. Todd Skillin; Map 14 Lot 20; raising camp 2 feet

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD**

**PLANNING BOARD MEETING**

**5-12-2011**

**PORTAGE LAKE MUNICIPAL BUILDING**

**7:00 PM**

**MINUTES**

  
(Chairperson)

Members Present: Jim Dumond, Raymond Cyr, Ken Fones, Darcy Gagnon and Teri DeMerchant.  
Audience: Brian Cote and Clayton DeMerchant.

**CALL MEETING TO ORDER/ DETERMINE QUORUM**

The meeting was called to order by Maggie (Secretary) at 7:00 pm with 5 members present.

**I. PUBLIC HEARING.**

NONE

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.**

Review of minutes from 4-28-2011. Ray motion, Darcy second, Unanimous 5-0.

**III. NEW BUSINESS**

Darcy motions to make Ray Chairmen, Jim seconds, Unanimous 4-0; Ray abstains.

Ray motions to make Darcy Vice-Chairmen, Jim second, Unanimous 4-0; Darcy abstains.

Ray officially takes over meeting.

Todd Skillin application to raise his camp after obtaining a Certificate of Elevation stating he is in the Flood Zone. Darcy motions to table application for a site visit; Jim seconds Unanimous 5-0, 7:14 pm. Ray calls the meeting back in session 7:33 pm.

Jim makes a motion that the camp be set back to the 100 feet from the high water mark and that it be raised 1 foot but not more then 3 feet above the 100 year flood mark.

Teri second; Unanimous 5-0.

**IV. OLD BUSINESS**

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

Darcy motioned, Jim second, Unanimous 5-0, 7:45 pm

# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**June 9, 2011 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 5-12-2011

**IV. BUSINESS**  
1. Tabled Application; Patriot Towers; Border Patrol Tower  
2. Change meeting time from 7:00pm to 6:30pm

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD**

PLANNING BOARD MEETING

~~6-14~~ 2011

PORTAGE LAKE MUNICIPAL BUILDING

7:00 PM

MINUTES

  
(Chairperson)

Members Present: Jim Dumond, Darey Gagnon and Teri DeMerchant. Excused Raymond Cyr and Ken Fones

Audience: Clayton DeMerchant and Jessie Woods

**CALL MEETING TO ORDER/ DETERMINE QUORUM**

The meeting was called to order by Darey 7:00pm with 3 members present.

**I. PUBLIC HEARING.**

NONE

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.**

Review of minutes from 5-12-2011. Jim motion, Teri second, 3-0.

**III. NEW BUSINESS**

Patriot Towers construction of new Boarder Patrol Tower. The board was informed that Patriot will place a light on the tower if the board does recommend it. Jim motions to accept the application with the condition that a light be placed on the tower. Teri seconds; 3-0.

Board agrees to change the meeting time from 7:00pm to 6:30pm vote of 3-0.

**IV. OLD BUSINESS**

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

Jim motioned, Teri second, 3-0, 7:11 pm

# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**July 14, 2011 6:30 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 6-9-2011

**IV. BUSINESS**  
1. Verizon Wireless; Map 18 Lot 46 replace existing antenna

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD**

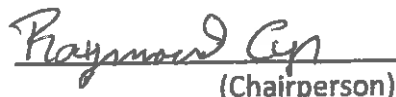
**PLANNING BOARD MEETING**

7-14-2011

PORTAGE LAKE MUNICIPAL BUILDING

6:30 PM

**MINUTES**

  
(Chairperson)

Members Present: Raymond Cyr, Jim Dumond, Darey Gagnon and Teri DeMerchant. Excused  
Ken Fones

Audience: Gary Hafford, Bonnie Condon, Clayton DeMerchant and John Desjardins.

**CALL MEETING TO ORDER/ DETERMINE QUORUM**

The meeting was called to order by Ray 6:30pm with 4 members present.

**I. PUBLIC HEARING.**

NONE

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.**

Review of minutes from 6-9-2011. Jim motion, Darey second, 4-0.

**III. NEW BUSINESS**

Verizon applied to exchange satellite dishes on their existing tower.

Jim motion, Darey second, vote 4-0.

**IV. OLD BUSINESS**

**V. OTHER BUSINESS**

1. Ken Doyen camp on West needs to have his foundation replaced on the lake side along with the wall and windows. Discussion on 50% Market Value and if this repair would be over requiring the board to consider it a replacement structure. John Desjardins explains what needs to be done; remove deck, dig out and replace foundation. Then foam board, back fill, replace two walls and need to put in new windows. Once the Permit By Rule has been obtained the Board will act on the application.
2. Patriot Tower has informed the Board that the owner of the current shelter does not want Patriot to use the existing shelter. They are asking to amend their application to add the new structure to the building permit.  
Darey motions to have the application amended to add the new structure to the building permit. Jim second, vote 4-0.
3. Rogers camp on East; Ray has had a complaint that they are going to exceed the height restriction of 35 feet. CEO will do a site visit.
4. Ray has been asked if campers are required to have a septic plan in place. Explained that they are required if the camper is there after 120 days.
5. Darey asked if there is a list of camps with holding tanks. Explained that Kathy is working on the list.

**VI. ADJOURNMENT**

Darey motioned, Teri second, 4-0, 7:10 pm

# **PORTAGE LAKE PLANNING BOARD**

## **SPECIAL MEETING**

**JULY 21, 2011 6:30 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**

**IV. BUSINESS**

1. Keith Doyen; Map 12 Lot 8; Repair foundation

**V. OTHER BUSINESS**

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD**

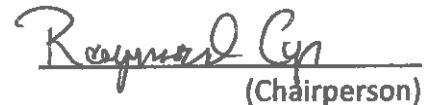
**PLANNING BOARD MEETING**

**7-21-2011**

**PORTAGE LAKE MUNICIPAL BUILDING**

**6:30 PM**

**MINUTES**

  
(Chairperson)

Members Present: Raymond Cyr, Jim Dumond and Darey Gagnon. Excused Ken Fones and Teri DeMerchant

Audience: Gary Hafford, Bonnie Condon and Brain Cote.

**CALL MEETING TO ORDER/ DETERMINE QUORUM**

The meeting was called to order by Ray 6:32pm with 3 members present.

**I. PUBLIC HEARING.**

NONE

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE.**

**III. NEW BUSINESS**

Ken Doyen camp- replacing foundation, wall and windows; Permit by Rule was obtained.

Darey motion, Jim second 3-0.

**IV. OLD BUSINESS**

1. Rogers Camp is within the 35 foot height restriction.
2. CEO spoke with the camper owners at Maple Drive and gave them a letter explaining the Individual Campsite Ordinance.
3. A file has been started in the CEO office for holding tanks

**V. OTHER BUSINESS**

1. Kathy St.Peter Blair has asked that the St. John Valley sign be moved, since it sits where her picture window will be once she builds her house. Planning Board states that when Ms. Blair applies for a building permit and construction begins then the sign will be moved.
2. Nick Archer contacted Ray to discuss the Alan Levesque lot and the current Stop Work Order. CEO updated the Board on the violations that led up to the Stop Work Order. Board wants it on record that they are 100% behind the Stop Work Order. Darey motion, Ray second vote 3-0.
3. Ray asks if the Planning Board will be responsible for the 911 address in Portage. CEO explains that the Board will

**VI. ADJOURNMENT**

Darey motioned, Jim second, 3-0, 7:16 pm



**PORTAGE LAKE PLANNING BOARD**

**REGULAR MEETING**

**AUGUST 11, 2011 6:30 P.M.**

**THURSDAY**

**CONFERENCE ROOM PORTAGE MUNICIPAL  
BUILDING**

**AGENDA**

**I. CALL TO ORDER AND DETERMINE QUORUM**

**II. PUBLIC HEARING**  
NONE

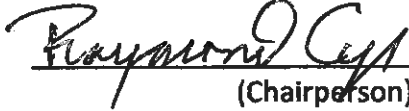
**III. REVIEW AND APPROVE MINUTES**  
Minutes 7-14-2011 and 7-21-2011

**IV. BUSINESS**  
1. Rudy Caron; Map 18 Lot 14 Balcony

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD  
PLANNING BOARD MEETING  
8-11-2011  
PORTAGE LAKE MUNICIPAL BUILDING  
6:30 PM  
MINUTES**

  
(Chairperson)

Members present: Ray Cyr, Darey Gagnon, Terri Demerchant, Ken Fones and Jim Dumond

Audience: Bonnie Condon, Clayton Demerchant, Gary Hafford, Roland Caron, Linda Caron and Rudy Caron.

**CALL MEETING TO ORDER/DETERMINE QUORUM**

The meeting was called to order by Ray 6:30 pm with 4 members present

**I. PUBLIC HEARING**

None

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE**

Darey motioned to accept the 7-14-11 and 7-21-11 minutes are written, Ken second; motion passed 4-0.

**III. NEW BUSINESS**

Rudy Caron Balcony in the Shoreland zone. Email from Stephenie MacLagan DEP Bureau of Land and Water Quality Shoreland Zoning was distributed to the applicants as well as board members. The email stated the following: Whether a deck on the ground or an overhanging balcony, these portions of structures add to its total floor area and its total footprint area; thus, it is reasonable to consider the construction of the balcony a replacement for the removal of the deck. Because the pre-existing deck was within the shoreline setback (assuming the setback here is 100 ft), they removed a portion of a non-conforming structure. Was the deck removal less than 50% of the market value of the structure? In the non-conformance structures section there's a section for reconstruction/replacement for less than 50%. In that section there's a deadline by which the landowner has to obtain a permit for reconstruction/replacement. How long ago was the deck removed? If the deadline has passed, they cannot reconstruct within the shoreline setback area. They may evaluate whether expansion is an option for them under the non-conforming structure expansions section, but expansion toward the water body is prohibited except as allowed by the definition of "increase in non-conformity of a structure" in the definitions section. It was determined that the deck was removed due to fire in 1980. The option to build the deck laterally was discussed.

Darey motioned to deny the application for a deck in the Shoreland based on the requirements outlined in Section 12 (C) Non-Conforming Structures. Teri second, motioned passed 5-0.

**IV. OLD BUSINESS**

Planning Board was updated on the complaints involving Ray Gillian.

**V. OTHER BUSINESS**

Planning Board recommends drafting a new ordinance to include in the Private Individual Campsites specific dates a camper can be placed on a lot.

**VI. ADJOURNMENT**

Darey motions to adjourn 7:07pm, Jim second, motion passed 5-0.

# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**November 15, 2011 6:30 P.M.**

**Tuesday**

### **CONFERENCE ROOM PORTAGE MUNICIPAL BUILDING**

#### **AGENDA**

**I. CALL TO ORDER AND DETERMINE QUORUM**

**II. PUBLIC HEARING**  
NONE

**III. REVIEW AND APPROVE MINUTES**  
Minutes 8-11-2011


**IV. BUSINESS**

1. Donald Cox, 660 West, Map 11 Lot 6, foundation
2. Norman St.Peter, 395 Cottage, Map 22 Lot 18, fence in Shoreland
3. Steven and Elaine Dempster, 252 West, Map 15 Lot 4, fence in Shoreland

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD  
PLANNING BOARD MEETING  
11-15-2011  
PORTAGE LAKE MUNICIPAL BUILDING  
6:30 PM  
MINUTES**

  
(Chairperson)

Members present: Ray Cyr, Darey Gagnon, Terri Demerchant, Ken Fones and Jim Dumond

Audience: Bonnie Condon, Clayton Demerchant, Jessie Wood, Brian Cote, Mike Smith, Donald Cox, Steven and Elaine Dempster

**CALL MEETING TO ORDER/DETERMINE QUORUM**

The meeting was called to order by Ray 6:30 pm with 5 members present

**I. PUBLIC HEARING**

None

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE**

Darey motioned to accept the 8-11-2011 minutes as written, Teri second; motion passed 5-0.

**III. NEW BUSINESS**

Donald Cox requesting a foundation at 660 West Road. Mr. Cox obtained a Permit by Rule from the Department of Environmental Protection. The Planning Board asked how the foundation will be dug. Mr. Cox informed the board it will be done by hand. Jim motions to accept the application, Teri seconds; motion passed 5-0.

Norman St.Peter requesting to extend his fence at 395 Cottage Road. It was explained that Shoreland zoning does not regulate fences it falls on the town's land use ordinances. Jessie Wood states that a spring runs from were the fence is now down to the lake; his yard is washing out from the spring, if the fence is continued it will cut off the view and Mr. St. Peter needs to fix the fence he currently has before anything else can be done. Darey states that he visited the site and it is not a good fence there currently. Ken motions to deny the application due to the current fence being adequate, Jim seconds; motion passed 5-0.

Steven and Elaine Dempster requesting a fence in the Shoreland. Mr. Dempster explains that the fence will in be 56 feet from the shore and 8 feet from the road. The board was informed that Mr. Roope (Dempster's abutter) was contacted and has no objection to the fence. His only request is that the side facing his property is visually appealing. Darey motions to accept the application, Jim seconds; motion passed 5-0.

**IV. OLD BUSINESS**

**V. OTHER BUSINESS**

Board was informed of the new law effecting Building Codes. The board agrees to review the codes and make a recommendation to the Board of Selectmen.

**VI. ADJOURNMENT**

Jim motions to adjourn 7:35pm, Darey second, motion passed 5-0.

# **PORTAGE LAKE PLANNING BOARD**

## **REGULAR MEETING**

**December 8, 2011 6:30 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 11-15-2011

**IV. BUSINESS**  
1. Maine Uniform Building and Energy Code  
2. Review of Shoreland and Land Use Ordinances

**V. OTHER BUSINESS**  
NONE

**VI. ADJOURN**

**PORTAGE LAKE PLANNING BOARD  
PLANNING BOARD MEETING  
12-8-2011  
PORTAGE LAKE MUNICIPAL BUILDING  
6:30 PM  
MINUTES**

  
\_\_\_\_\_  
(Chairperson)

Members present: Ray Cyr, Darey Gagnon and Jim Dumond

**CALL MEETING TO ORDER/DETERMINE QUORUM**

The meeting was called to order by Ray 6:40 pm with 3 members present

**I. PUBLIC HEARING**

None

**II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE**

Darey motioned to accept the minutes as written, Jim second; motion carried 3-0

**III. NEW BUSINESS**

Discussion on the 4 options given to towns with population under 4000 regarding building standards.

1. Do not enforce any building code.
2. Enforce all areas of Maine Uniform Building and Energy Code
3. Enforce only the Maine Uniform Building Code
4. Enforce only the Maine Uniform Energy Code

Ray motioned to recommend to the Board of Selectmen to adopt the Maine Uniform Building Code, Jim second; motion carried 3-0.

Discussion on Land Use and Shoreland Zoning ordinances:

Members would like to require that any land owner wishing to build new have their lot surveyed. Individual camp site ordinance would be rewritten to allow campers inside 100ft from normal high water with no septic system from Memorial day to October 1. Shoreland fences would be limited to 75' from the normal high water mark.

**IV. OLD BUSINESS**

None

**V. OTHER BUSINESS**

None

**VI. ADJOURNMENT**

Ray motioned to adjourn at 7:40pm, Jim second; motion carried 3-0