

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

February 9, 2012 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 12-8-2011

IV. BUSINESS

1. Review of Shoreland and Land Use Ordinances
2. Set date for Public Hearing

V. OTHER BUSINESS

NONE

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

April 12, 2012 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 12-8-2011

IV. BUSINESS
1. Review of Shoreland and Land Use Ordinances
2. Set date for Public Hearing

V. OTHER BUSINESS
NONE

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
4-12-2012
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 6:34 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**
Members reviewed the proposed ordinance changes. Darey motioned to accept the proposed ordinances as written, Jim second; motion carried 3-0. Jim motion to add Maine Revised Statue Title 30-A Section 3752 to Portage Lake's Land Use Ordinances; Darey second; motion carried 3-0. The Board chose the next regular planning board meeting as the date for the public hearing; May 10, 2012.
- IV. **OLD BUISNESS**
Members were updated on letters received from property owners who have campers within the 100 foot from normal high water mark.
- V. **OTHER BUSINESS**
Members voted to postpone moving forward with the proposed adoption of the Maine Uniform Building Code. Darey motion to postpone; Jim second; motion carried 3-0.
- VI. **ADJOURNMENT**
Jim motioned to adjourn at 7:13pm, Darey second; motion carried 3-0

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

May 10, 2012 6:30 P.M.

Thursday

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

Proposed Shoreland and Land Use Ordinances

III. REVIEW AND APPROVE MINUTES

Minutes 4-12-2012

IV. BUSINESS

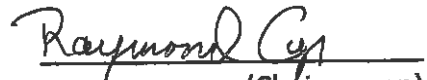
1. Proposed change to Animal Sounds and Dogs Running at Large

V. OTHER BUSINESS

1. Update on applications
2. Update on letters received from land owners with campers within the 100 foot mark

VI. ADJOURN

**PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
5-10-2012
PORTAGE LAKE MUNICIPAL BUILDING
6:30 PM
MINUTES**


(Chairperson)

Members present: Ray Cyr, Darey Gagnon and Jim Dumond
Audience: Anita Theriault, Clayton Demerchant, Judy Moreau, Barb Pitcairn, Bonnie Condon, Linda Caron, Teresa Cyr, Maryanne Gagnon, Jim Kelley, Steve Dempster, Terry, Ray and Elaine Wakefield

CALL MEETING TO ORDER/DETERMINE QUORUM

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

I. PUBLIC HEARING

Proposed Ordinance change Section 16 Permits, Administration, and Enforcement: Board is requesting proof of a survey. Discussion began with cost of a survey and the inability to survey certain lots on the lake. Barb Pitcairn states that title insurance would cover a landowner if an abutter built on their land. The Board explains it was meant for new structures, but the audience questions what type of new structures; principle, accessory or both. Audience suggests using the term residence instead of structure for the proof of survey or possibly placing a specific amount of cost of construction that would require a proof of survey. Board suggests requesting a written agreement between land owners when survey is not established. If written agreement or proof of survey is not possible, the Board would like to have a clause that states the town would not be held liable from future lawsuits due to misinformation presented in the building permit process. Barb suggests the Board look to implement a request for one established monument on the property with proof of a ^{meter} ~~feet~~ and bounds.

Proposed Ordinance change Shoreland zoning Section 15 E Private Individual Campsites: Board is requesting campers within 100 feet from the normal high water mark be on site no longer then the allowed time of Memorial Day to October 1. Judy Moreau suggests a onetime permit for 120 days. Audience discussion settles on the possibility of permits being issued at no cost for a Summer season – Memorial Day to Labor day and a Fall season – Labor Day to end of deer season.

Proposed Ordinance change Land Use Section Buffers and Screens: Board is requesting fences terminate 75 feet from the normal high water mark. Barb

requests that the fence be two feet inside the property line unless it is a shared fence with the good side facing the abutter. Barb would like a fence to be considered a structure which would keep it 100 feet from the normal high water line. Steve Dempster would like the board to consider obstruction of view along the shoreline in the definition of a fence. The board agrees that a solid definition of a fence must be made.

Proposed Ordinance change Land Use adoption of complete Automobile Junkyard Ordinance.

Public hearing closed at 8:05pm.

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE

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

III. NEW BUSINESS

Changes to the Dogs running at Large Ordinance

Board reviewed the State of Maine Statues. Board determines they need a clear definition of barking dogs and address businesses that use dogs.

Alan Levesque submitted a letter requesting the Boards Approval to keep his camper at 90 West Road on site longer than 120 days. The camper sits approximately 96 feet from the normal high water mark and is connected to a septic system. Board agrees.

IV. OLD BUISNESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

Darey motioned to adjourn at 8:30pm, Jim second; motion carried 3-0

PORTAGE LAKE PLANNING BOARD

SPECIAL MEETING

July 24, 2012 6:30 P.M.

Tuesday

CONFERENCE ROOM PORTAGE MUNICIPAL BUILDING

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

III. REVIEW AND APPROVE MINUTES

Minutes 5-10-2012

IV. BUSINESS

1. Town of Portage Lake, Sea Plane Base, Map 16 Lot 42; rebuild porch
2. Kevin Wilson, 6 North Point Birch Drive, Map 20 Lot 15-17; remove enclosed porch and build open deck
3. Alan Levesque, 90 West Road, Map 16 Lot 30; asking for exemption to leave a boat rack within the 100 foot from normal high water mark.

V. OTHER BUSINESS

1. Proposed Ordinance Changes
2. Proposed change to Animal Sounds and Dogs Running at Large

VI. ADJOURN

**PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
7-24-2012
PORTAGE LAKE MUNICIPAL BUILDING
6:30 PM
MINUTES**


(Chairperson)

Members present: Ray Cyr, Darey Gagnon and Teri Demerchant

CALL MEETING TO ORDER/DETERMINE QUORUM

The meeting was called to order by Ray 6:30 pm with 3 members present

I. PUBLIC HEARING

None

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE

Darey motioned to accept the 5-10-2012 minutes as written, Teri second;
motion carried 3-0

III. NEW BUSINESS

Town of Portage Lake, Sea Plane Base, application to rebuild porch; Darey
motions to accept application, Teri seconds motion carried 3-0.

Kevin Wilson, 6 North Birch Point, application to remove enclosed porch and
build an open deck. Teri motions to accept the application with the
condition that that Mr. Wilson stays within the 30% expansion; Darey
seconds; motion carried 3-0.

Alan Levesque, 90 West Road, asking to leave a boat rack within the 100 feet
from normal high water mark. Darey motions to allow the boat rack from ice
out until October 31; Teri seconds; motion carried 3-0.

IV. OLD BUISNESS

None

V. OTHER BUSINESS

1. Proposed Ordinance changes:

Private Individual Campsite – Board states “Every camper within 100 feet
from normal high water must have a functioning septic system”.

Permits – Board states “Applicant must prove one established monument
and have metes and bounds”.

Fences – Board states “Fences will be defined as a structure, they must
be 1 foot from surveyed property line with good side facing abutter
unless as shared fence”.

Automobile Graveyards, Automobile Recycling, and Junkyards – Board
states “Adopt State Statue Title 30-A Section 3752 in its entirety except

within paragraph 1, changing 3 or more to 2 or more unregistered or uninspected....”.

2. Animal Sounds and Dogs Running at Large – Board states “Adopt State Statue Title 7 Section 3915”.

VI. ADJOURNMENT

Darey motioned to adjourn at 7:10pm, Teri second; motion carried 3-0

TOWN OF PORTAGE LAKE

NOTICE OF PUBLIC HEARING

The Town of Portage Lake shall hold its second Public Hearing on Thursday, September 13, 2012 at 6:30 p.m. at the Portage Lake Town Office Conference Room.

The purpose of this hearing is to allow the citizens the opportunity to comment on proposed changes to Land Use Ordinances as well as Shoreland Zoning Ordinances. Copies are available at the Town Office.

The Public is encouraged to attend. For more information please call 435-4361.

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

September 13, 2012 6:30 P.M.

Thursday

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

Proposed Shoreland and Land Use Ordinances

III. REVIEW AND APPROVE MINUTES

Minutes 7-24-2012

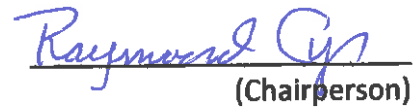
IV. BUSINESS

1. Scott and Heather Ehlin; 443 Cottage Road; Map 23 Lot 5; 20' 2" by 12' 5" deck.

V. OTHER BUSINESS

VI. ADJOURN

**PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
9-13-2012
PORTAGE LAKE MUNICIPAL BUILDING
6:30 PM
MINUTES**


(Chairperson)

Members present: Ray Cyr, Darey Gagnon and Teri Demerchant
Audience: Terri Cyr, Joe Chouinard, Brian Cote, Lisa Rubin, Tim Pinette, Clayton Demerchant, Jessie Wood, Lee and Lucy Hutchinson, Norman and Donna St.Peter
CALL MEETING TO ORDER/DETERMINE QUORUM

The meeting was called to order by Ray 6:30 pm with 3 members present

I. PUBLIC HEARING

Proposed Ordinance changes:

Fence – Discussion on fence setback from normal high water as well as distance from property line. Discussion on good side facing abutter, with the newer fences would not need 12 inches to maintain fence. Public wanted to know the reasoning for going with the DEP suggestion of defining a fence as a structure placing it 100' from the normal high water. Several of the smaller lots on the lake would not be able to place a fence on the property. Suggestions from the audience – 12 inches is too far from the property line, good side facing owner (newer fences do not have a bad side), not define as a structure, fence should be placed where the Planning Board deems reasonable, use a set distance from the normal high water mark, fence should not go beyond your home and use established survey lines or markers.
Dogs running at large – bring the fines up to date with the current Maine statue. 1st offense \$50 verbal complaint, 2nd \$100 in writing, 3rd town adjusted and court referred.

Automobile graveyard, Junkyard – remove items not relevant to Portage.

Private Individual Campsites – small lots not able to go back 100' from normal high water mark. Must offer some type of time limit for campers within 100' from normal high water mark.

Section 16 Permits - satisfied with the changes, no comments.

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE

None

III. NEW BUSINESS

None

IV. OLD BUISNESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

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

PORTAGE LAKE PLANNING BOARD

SPECIAL MEETING

September 18, 2012 4:00 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 7-24-2012

IV. BUSINESS

1. Scott and Heather Ehlin; 443 Cottage Road; Map 23 Lot 5; 20' 2" by 12' 5" deck.
2. Ken Fones; 67 West Road; Map 16 Lot 14; Home Occupation

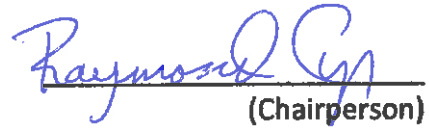
V. OTHER BUSINESS

1. Kevin Wilson amendment to deck application, 7/24/2012 meeting

VI. ADJOURN

Due to the need for multiple site visits the Planning Board will be meeting earlier than their regularly scheduled time.

**PORTAGE LAKE PLANNING BOARD
SPECIAL PLANNING BOARD MEETING
9-18-2012
PORTAGE LAKE MUNICIPAL BUILDING
4:00 PM
MINUTES**


(Chairperson)

Members present: Ray Cyr, Darey Gagnon and Teri Demerchant

Audience: Ken Fones, James Dumond, Linda Caron, Gary Hafford, Don and Rena Belanger, Jessie Wood, Norman and Donna St. Peter

CALL MEETING TO ORDER/DETERMINE QUORUM

The meeting was called to order by Ray 4:00 pm with 3 members present

I. PUBLIC HEARING

NONE

II. MINUTES OF PREVIOUS MEETING AND CORRESPONDENCE

Darey motions to approve minutes from 7-24-12 as written, Teri seconds; motion carried 3-0.

III. NEW BUSINESS

Ken Fones – Home Occupation II- Discussion on the Home Occupation guidelines. CEO states that there are concerns with the application.

Darey motions to accept application as is; Teri seconds motion carried 3-0.

Scott and Heather Ehlin – Steps and Deck – Darey motions to table meeting for site visits; Teri seconds; tabled at 3:35pm. Reconvene 5:10pm

Deck was found to be beyond 100' from normal high water.

Darey motions to accept the application for just the stairs, Teri seconds; motion carried 3-0

IV. OLD BUSINESS

Kevin Wilson request to amend application – Darey motions to request Mr.

Wilson submits a new application, Teri seconds; motion carries 3-0

V. OTHER BUSINESS

None

VI. ADJOURNMENT

Darey motioned to adjourn at 5:20pm, Teri second; motion carried 3-0

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

October 11, 2012 6:30 P.M.

Thursday

Postponed

CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

III. REVIEW AND APPROVE MINUTES
Minutes 9-18-2012

IV. BUSINESS

Work Session: Proposed Shoreland and Land Use Ordinances

V. OTHER BUSINESS

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

November 8, 2012 6:30 P.M.

Thursday

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

III. REVIEW AND APPROVE MINUTES

Minutes 9-18-2012

IV. BUSINESS

Work Session: Proposed Shoreland and Land Use Ordinances

V. OTHER BUSINESS

VI. ADJOURN

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

December 13, 2012 6:30 P.M.

Thursday

**CONFERENCE ROOM PORTAGE MUNICIPAL
BUILDING**

AGENDA

I. CALL TO ORDER AND DETERMINE QUORUM

II. PUBLIC HEARING

III. REVIEW AND APPROVE MINUTES

IV. BUSINESS

Vote to send Proposed Shoreland and Land Use Ordinances to the Select Board

V. OTHER BUSINESS

VI. ADJOURN

**PORTAGE LAKE PLANNING BOARD
PLANNING BOARD MEETING
12-13-2012
PORTAGE LAKE MUNICIPAL BUILDING
6:30 PM
MINUTES**


(Chairperson)

Members present: Ray Cyr, Darey Gagnon, Pat Kelley and Teri DeMerchant

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**
None
- III. **NEW BUSINESS**
Darey makes a motion to send Proposed Ordinance changes to the Select Board, Pat seconds; motion carried 4-0.
- IV. **OLD BUISNESS**
None
- V. **OTHER BUSINESS**
None
- VI. **ADJOURNMENT**
Darey motioned to adjourn at 6:40pm, Pat second; motion carried 4-0