

Members Present: Bob DeRoehn, Dave LaBelle, Jim Bumps, Joe Profera, Tim Bronson, Judy Nommik, Adam Guyette.

Members Absent: None.

Others Present: Daniel Pickering, Sylvia Beauregard, Maurice Beauregard, Matthew Mears, Matthew Houghton, Brian Smith, Bob Kelley.

MEETING CALLED TO ORDER - 6:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the minutes of July 6, 2020 with Judy Nommik seconding. Unanimous.

PUBLIC COMMENTS: None.

NEW BUSINESS:

Application 20-054 by Maurice & Sylvia Beauregard, PIN #LKPKR005B2T, for conditional use approve for the expansion of a nonconforming structure for a 12 ft by 24 ft deck. This property is located at 50 Lake Park Extension and is in the Shoreland (SD) zoning district.

Maurice & Sylvia Beauregard were present to explain the request. The house is 5 ft from the side lot line and the deck will be 6 ft from the side lot line. There were no comments from the public. Bob DeRoehn moved to close the hearing for application 20-054, with Judy Nommik seconding. Unanimous.

After deliberations Bob DeRoehn moved to grant site plan approval for application 20-054 by Maurice & Sylvia Beauregard as submitted, with Judy Nommik seconding (see attached written decision). Unanimous.

Application 20-057 by Fort Fairfield BP LLC, PIN #TRD44023I2T, for preliminary and final plat review for a 2 lot subdivision. Lot #2A – 3.37 acres with an existing office building and lot #2B – 2.23 acres with an existing office/garage building. This property is located at 190 and 144 Citizens Rd and is in the Commercial/Industrial (COM/IND) zoning district.

Matthew Houghton was present to explain the request. This is the same subdivision approved last year. The applicant did not file the Mylar within 180 days and had to reapply. There were no comments from the public. Tim Bronson moved to close the hearing for application 20-057, with Judy Nommik seconding. Unanimous.

After deliberations Jim Bumps moved to grant site plan approval for application 20-057 by Fort Fairfield BP LLC as submitted with the condition that a Mylar of the approved plat must be filed with the Town Clerk within 180 days of this decision, with Judy Nommik seconding (see attached written decision). Unanimous.

Application 20-058 by Karl Chaffee & Amber Renihan, PIN #TRD54117N4T, for preliminary and final plat review for a 2 lot subdivision. Lot #1 – 5.04 acres with an existing mobile home and lot #2 – 5.30 acres with no buildings. This property is located at 3834 Bushey Hill Rd and is in the Rural Residential (RR) zoning district.

Matthew Houghton was present to explain the request. This is a straight forward subdivision with all the lots meeting the minimums for the RR district. There were no comments from the public. Bob DeRoehn moved to close the hearing for application 20-058, with Judy Nommik seconding. Unanimous.

After deliberations Joe Profera moved to grant site plan approval for application 20-058 by Karl Chaffee & Amber Renihan as submitted with the condition that a Mylar of the

approved plat must be filed with the Town Clerk within 180 days of this decision, with Adam Guyette seconding (see attached written decision). Unanimous.

Application 20-060 by North Country Union High School District, PIN #TRD44024J2T1, for site plan approval for 89 ft by 38 ft bus garage. This property is located at 149 Citizens Rd and is in the Commercial/Industrial (COM/IND) zoning district.

Daniel Pickering & Matthew Mears were present to explain the request. This is similar to an application approved in 2010 except the building is a little smaller. The building will include a wash bay and maintenance area. The access drive does not have a paved apron. No landscaping plan was submitted. The lot is setback off the road with the only road frontage being the access drive. There were no comments from the public. Tim Bronson moved to close the hearing for application 20-060, with Judy Nommik seconding. Unanimous.

After deliberations Joe Profera moved to grant site plan approval for application 20-060 by North Country Union High School District as submitted with two conditions; 1) the first 30 ft of the access drive off of Citizens Road shall be paved and 2) a landscape plan must be submitted and approved by the Zoning Administrator, with Tim Bronson seconding (see attached written decision). Unanimous.

OTHER BUSINESS: None.

ADJOURNMENT:

Two applications are pending for their next meeting on August 17th. Jim Bumps moved to adjourn the meeting at 6:25 p.m. with Adam Guyette seconding. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*