

Planning Board Minutes
January 10, 2001 OFFICIAL

PAGE 1 OF 2

Called To Order By Craig Heavey, Chairman 6:16 PM

Roll Call:	Jennifer Picchiotti	474-0885	NOT Present	Associate
	Andy Brewer		NOT Present	Associate
	Joyce Ruprecht	938-4611 (fax 938-5929)	NOT Present	
	Matthew Morneault	474-8733	Present	
	Ray Judkins	474-5185 (also fax)	NOT Present	
	Craig Heavey	474-6591 (also fax)	Present	
	Cyrus Carter	474-8420 (fax 474-9871)	Present	

Electrical: Richard Prentiss Main Street Map U4 Lot11-2 Signed: 2001-01-10 Craig

Visitors: David Gilman & Greg Carey of Carey Land Surveys – proposed subdivision amendment
Bill Najpauer of Kennebec Valley Council of Governments

Business:

1. Call to Order.
2. Roll Call. Quorum present.
3. No action taken on November 8, 2000 and December 13, 2000 minutes
4. Mary Pooler - Subdivision amendment for splitting lot 15G of Map 6 Sanders Lot Subdivision
 - **Discussion:**
 - May need to put a condition on the approval related to the soil test of test created lot. Soils test report not submitted. Might not be able to do a soil test due to the frozen ground.
 - No receipt presented covering the application fee of \$25 (twenty-five dollars) and the \$20 (twenty dollars) per residential lot created. – Checked Planning Board Minutes, nothing indicating fees were received. Cyrus will confer with Barbara Small for a Treasurer’s Receipt. If no Treasurer’s Receipt, Cyrus will mail out a notice to Mary Pooler.
 - Notices to the abutting property owners were mailed out.
5. Drafting of proposed Ordinance Titled: “Town of Canaan Wireless Telecommunications Facility Siting Ordinance”
 - **Discussion.** Bill Najpauer took notes as the discussion covered the state’s model ordinance. One area that needs examining is the comprehensive plan. The comprehensive plan will need updating.
 - Cover letter to Louise Townsend from National Tower, LLC of South Portland, Maine was reviewed.
 - Bill Najpauer of KVCOG will attend the January 24, 2001 workshop meeting of the Board.
 - The last possible hearing date for the Planning Board is February 14, 2001. Need to advertise the public hearing at least twice.
 - Discussion on having a public workshop for January 24, 2001 to continue the drafting of the proposed two ordinances: “Wireless Telecommunications Facility Siting” and the Subdivision. And a regular Planning Board meeting January 31, 2001 to finalize the items for the public hearing and set the public hearing for February 14, 2000 starting at 7 pm.
6. Electrical Entrances
 - Richard Prentiss Main St. Map U4 Lot 11-2 Signed by Craig.
7. Planning Board proposed budget for next fiscal year was submitted to the Board of Selectmen for the Town Meeting Warrant in March.

Planning Board Minutes
January 10, 2001 OFFICIAL

PAGE 2 OF 2

8. Lisa Bickford's proposed division of a Subdivision lot 24B of Tax Assessors Map 2 – Clarke Subdivision located on Clarke Street.
- Greg Carey of Carey Land Surveys Present
 - David Gilman, Agent for Lisa Bickford
 - Documents Submitted:
 - Sketch Plan
 - Subdivision Application dated January 10, 2001 signed by David Gilman as agent of Lisa Bickford.
 - Treasurer's Receipt #15599 in the amount of \$105 (one hundred-five dollars)
 - **Discussion:** The sketch plan was reviewed along with the original Subdivision Plans – Two subdivisions involved: Ralph Clarke Subdivision and Clarke Subdivision. Refer to both as Clarke Subdivision for simplicity. The actual lot proposed to amend is lot #4 as shown on a Plan entitled "Ralph Clarke Subdivision" dated May 1983 and recorded in the Somerset County Registry of Deeds in Plan File B-84 Page 14. Noting Originally, the land before being split up was in the ownership of Ralph Clarke. A number of conditions were discussed to be included.
 - **Site inspection.** David Gilman indicated Ray Judkins, Road Commissioner, has checked site for culvert requirements. The driveways will require culverts. Matthew Morneault has knowledge of the area. **Motion** by Matthew Morneault not to conduct a formal site inspection by the Board. **Motion Seconded** by Cyrus. **Motion Approved.**
 - David Gilman plans on submitting a letter with waiver requests.
 - Planning Board agreed, so send notices to the abutters before all the documentation is reviewed by the Board, once the list of abutters is submitted along with 11"x 17" sketch plan to be mailed to the abutters. Cyrus will mail the notices with the sketch plan and photocopy of the Tax Map 2. The Planning Board scheduled a review of the proposal January 31, 2001 and final review scheduled for February 14, 2001
9. Additions to the agenda
- a . Planning Board workshop meeting scheduled for January 24, Town Office Meeting Room 6 p.m.
 - Drafting of the Telecommunications Facility Siting Ordinance
 - Review of the drafted Subdivision Ordinance of May 25, 2000 for additional changes.
 - b. Planning Board regular meeting scheduled for January 31, Town Office Meeting Room 6 p.m.
 - Mary Pooler, Sander Lot Subdivision Amendment
 - Lisa Bickford, Clarke Subdivision Amendment
 - Final review of the Drafted Telecommunications Facility Siting Ordinance
 - Final review of the Drafted Subdivision Ordinance
 - Setting public hearing date for the proposed ordinances and dates of advertisement.
 - And other items which maybe needed to be taken care of.
10. **Motion** to adjourn by Matthew Morneault. **Motion Seconded** by Cyrus Carter. **Motion approved.**
Adjourn 8:26 p.m.