

APPLETON PLANNING BOARD
Monthly Meeting Minutes
August 13, 2018

Members Attending: Ed Carroll, David Kelley, Riley Fenner, Dan Wyman, Bill Kasabuski, Gary Roberts

Ed started the meeting explaining the agenda he shared with members. Officers were elected as follows:

Chair - Ed
Vice Chair - Riley
Secretary - David

Reviewed and accepted meeting minutes from June 4, 2018

Peter DeWalt presented a proposed plan to develop short term rental properties consisting of yurts and treehouses in a gradual, multiphase development. Mr Dewalt is asking the board to consider just phase 1 at this time. This includes offering 2 yurts and 1 treehouse in an area that comes near shoreline zoning. Members encouraged him to avoid planning to develop in the shoreline zone as that would prompt more stringent standards for approval.

Mr Dewalt gave a brief overview of low impact systems he plans for the development including composting toilets and a septic system for urine and gray water. There will be no pressurized water system. Electrical power will be provided through lithium power packs. Mr Dewalt shared materials that give an overview of the longterm project including info on the yurts he may purchase and building plans for treehouses.

Ed suggested the following in preparation for a formal review:

- avoid discussion of multiple lots at this phase to have the review go more quickly
- Have the CEO consult regarding real boundaries of where the Shoreland Zone and Resource Protection areas are on his property.
- Get information on his existing septic system.
- Prepare a letter for the current Fire Chief notifying him of the proposed plan
- Notify abutting land owners

Scott Bendston, Ethan and Jenn Evangelos, owners of Threshers Brewing Company in Searsmont, presented an early view of their proposal to move their brewery to Deer Foot Farm in Appleton. Discussion:

- Gary plans to recuse himself from voting on this when it comes for formal review. Ed wonders if David might as well?
- There are state licensing issues at play involving a tap room attached to a restaurant.
- Ed suggests the fact that the property is an established business site could help the review go quicker
- It could be helpful to use a copy of Deer Foot Farm's site plan review from a couple of years ago.
- Ed suggests that the Threshers owners review Section 6 of the Site Plan Review Ordinance and be prepared to identify and resolve any issues in continued or change of use.

- It would be helpful to bring a thumbnail synopsis of required licenses and permits for the proposed business.
- Bring the proposed Terms of Lease
- Bring a letter from the property owner explaining their plan.
- Bill raised concerns regarding the potential impact of noise from outdoor concerts that might be held at the property.
- The Threshers owners were guided to the town's website or town office for copies of the site plan review ordinance to assist in preparing their request for Site Plan Review.