

APPLETON PLANNING BOARD
MONTHLY MEETING MINUTES
October 15, 2018

Attending: Dan Wyman, Gary Roberts, David Kelley, Ed Carroll

Reviewed and accepted the meeting minutes from our August meeting

Peter DeWalt attended to ask the board to review his plan for developing a nature based short term rental business utilizing yurts and treehouses.

-Ed mentioned that the town office staff raised a question about the fact that some of this land is in 'tree growth status." He encouraged Mr Dewalt to review that with the town clerk as it affects property tax rates but does not impact site plan review.

-Mr. Dewalt was originally planning to use composting toilets and a system for capturing gray water in holding tanks, but he has changed his plan to use a small septic system called an "enviro-septic system" for each of the yurts. Jamie Markel is helping him plan this system. The CEO has reportedly reviewed this plan and agrees that it meets code.

-Discussed whether this review is for 3 yurts or for 5?

-Gary suggests that anything over 2 temporary sites is considered a "Campground." The group decided that this restriction doesn't apply as it's outside of the Shoreland Zone.

-Discussed the access trail to the Haynes Sweet Yurt, as it dips into the Shoreland Zone. Ed suggested that approval of this Site Plan should include agreement that this access trail will not be further developed. Mr. DeWalt reports that it's an old timber trail, passable by ATV. He doesn't plan to develop it further. Ed notes, upon further review of the ordinance, that the Planning Board can allow an access road through the Shoreland Zone.

-Ed suggests that we have all of the information we need to be able to review the plan, except for the letter from the Appleton Fire Chief. Mr. DeWalt reports that the chief has been to the site, agrees that access is adequate, and agrees to write the letter but hasn't done so yet. The group agreed to proceed, believing Mr. DeWalt's report. Dan suggests that the fire chief's letter should clearly state that he sees the roads as accessible.

-Ed moved that we accept Mr. DeWalt's application as complete. All agreed and the review proceeded. This review is for the Haynes Sweet, Fletcher Sweet, Summer Sweet yurts, plus two additional yurt sites, contingent upon code enforcement approval of the septic systems. We reviewed the plan titles "Appleton Retreat Concept" dated 10-1-2018.

-The Board voted, 4-0, to accept the application as complete,

-The Board reviewed the following 17 performance standards, voting to approve each as follows:

Standard 1. Approved 4-0	7. 4-0	13. 4-0
2. 4-0	8. N/A	14. 4.0
3. 4-0	9. 4-0	15. 4-0
4. 4.0	10. 4.0	16. 4.0
5. N/A	11. 4.0	17 Applicant's plan as presented,
6. 4-0	12. N/A	including assurance that the siting
		of the two future yurts will be
		outside of the Resource Protection
		Zone.

The Board unanimously approved this site plan. Ed will prepare a letter to Mr. Dewalt and to the town, from the Board, stating this approval.