

APPLETON PLANNING BOARD
Monthly Meeting Minutes
February 11, 2019

Attending: Dan Wyman, Gary Roberts, David Kelley, Riley Fenner, Ed Carroll, Dave Schofield, CEO, Toni Clark, resident.

Toni Clark attended to present her plan to divide a parcel into two lots. As the lot was previously part of an approved subdivision in June 1987, the Board reviewed town ordinances for guidance on further dividing the property. After reviewing the Subdivision Ordinance, the Board voted unanimously to approve dividing Lot 3 into Lots 3 and 4. Ed will follow up with a brief letter to Toni documenting the approval.

Ed updated the Board on the Appleton Shoreland Zoning Map:

- Colin Clark, DEP director, came to meet with Town officials to discuss the provenance of the map on the wall, considered to be the official Town map. The map on the wall is the same map that the State has on record.
- Mr. Clark recommends changing two areas to Resource Protection.
- The Town has received a letter from DEP identifying areas that are “moderate and high value waterfowl habitat and wading areas.”
- Dave recommends that the Town give the State a proposed map to review and approve before bringing it to the voters at Town Meeting.
- When bird habitat is the only reason that land would be in Resource Protection, the Town could move those to Limited Residential.
- In 2008, the Town voters may have approved wading bird habitat areas that are not reflected on the map..
- Ed will talk with Colin Clark for further guidance.
 - Options?
 - Change the current map to reflect the previously approved bird wading and habitat areas, or
 - recognize that the current map rejects previously approved wading bird habitat. Either way, the Town needs to review and approve an updated map.

Home Occupancy/Home Renovation Permit updates:

- Gary shared his draft summary of findings and the Board approved the summary
- Riley reports that no permits are required in most neighboring towns as long as it doesn't change the footprint of the structure. In Camden, if you are spending more than \$2000 on a renovation, you need to get a permit and post it.