

Appleton Planning Board

June 10, 2024 Meeting minutes

Present: Board members Ed Carroll, Greg Dumond, David Kelley, Dan Wyman, Code Enforcement Officer Peter Conant

- 1) The minutes of the May meeting were reviewed, one revision was added and revised notes will be submitted.

- 2) Peter DeWalt/Appleton Retreat/1396 W. Appleton Road
 - >Peter DeWalt appeared and provided the Board with a summary of the Retreat's operations, including map and lot numbers, and a brochure map prepared by the Retreat. There are currently 6 short term rental units on the property (yurts, cabins, treehouse).
 - >currently a new structure, the "Red Barn" is being built; a 40 X 42 feet "monitor" barn. The owners (Peter DeWalt and spouse) may decide to live in the Red Barn and rent out their current house on the property. The summary provided states that the Red Barn will be the last "unit" of the Retreat. It was noted that there is currently one more unit (cabin or yurt" then was originally approved by the Board. Mr. DeWalt stated that this was an oversight.
 - >there was a discussion of the units and their septic systems
 - >Peter Conant stated that he had inspected, that all appeared in order, and that there was sufficient room for expansion
 - >Ed Carroll noted that the issue before the Board was whether the building of the Red Barn was a significant enough expansion of the commercial business to warrant and require a new site plan review
 - >after discussion, it was moved, seconded and unanimously approved that Ed Carroll draft a letter stating the Board's decision that a new site plan review could be foregone due to the limited expansion at this time. In addition, the letter would note that if any further expansion of the business was considered, the Board may require site plan review.

- 3) Janice Christie/Hatchery Lane/site plan, septic design
 - >Peter Conant noted that the property (tax map 1, lot 11) is within the Shoreland Zoning protection area and structures must be at least 75 feet from the high water mark. Maps and other documents were reviewed showing the proposed construction to be outside of the 75

foot limit. Peter Conant noted that he had visited the site, and that if the maps and documents are accurate all is in order.

>Ed Carroll noted that no decks or other structures could be within the 75 foot limit.

>it was moved, seconded and unanimously approved that the proposed construction be approved so long as it conforms with the setback requirements of the stream protection zone of the Shoreland Ordinance, which is 75 feet horizontally for any residential or auxiliary use, including septic systems and driveways.

>Peter Conant will communicate the Board's decision to the applicant

Adjourned.