

## Appleton Planning Board

July 11, 2022 Meeting minutes

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

- 1) The minutes of the June meeting were approved.
- 2) Discussion and voting on the 2022-23 organization of the Board. By unanimous vote, the following were elected:
  - >Chairman: Ed Carroll
  - >Vice-Chairman: Gary Roberts
  - >Secretary: Dan Wyman
- 3) Discussion of future Board projects; possible revisions to subdivision ordinance
- 4) Patty Wotton appeared before the Board to review issues at 30 Rose Lane:
  - >removal of a potentially hazardous oak tree. Peter Conant noted that the tree is within 2 feet of the structure
  - >possible removal of an older “red shed” (Board provided with photographs); Ed Carroll noted the restrictions on be-building within 25 feet of the shore line. Ms Wooten asked whether it could be replaced with a gazebo, Ed Carroll stated Board would need to see specifics and review the Shore Land ordinance. There was a discussion of whether removal of the shed would add to the replacement square footage of the main building.
  - >discussion of the replacement of exterior stairs with a small landing and whether that was a Board or Code Enforcement issue; Ed Carroll stated he would follow up with Peter Conant
  - >the Board agreed that Peter Conant should use his discretion on the removal of the tree and re-planting
  - >discussion about the removal of another tree within the right of way; Peter Conant noted that it appeared to be a Central Maine Power issue, Ed Carroll recommended speaking with Road Commissioner.
- 4) Jason Gushee subdivision proposal; Gary Roberts recused himself. Ed Carroll reviewed the history of the application and noted that the

application was complete. The Board reviewed the latest map/survey prepared by Gartley & Dorsky, reviewed the transaction history and tax maps, and reviewed the subdivision ordinance. The Board found the application complete and is a minor subdivision. The Board approved the application on a 3-0 vote and signed the survey map for filing with the Registry of Deeds.

5) Peter Conant discussed the Smith property on Rose Lane with the Board. A septic variance has been requested. Ed Carroll with review with Peter Conant whether the Board needs to review.

6) Adjourned.