

Appleton Planning Board
Monthly Meeting Minutes
January 17, 2022

Attending: Board members: Ed Carroll, Tim Davis, David Kelley, Gary Roberts, Dan Wyman

Town Officials: Peter Beckett/Select Board
Via Zoom

- 1) The minutes of the December meeting were approved.
- 2) There was a discussion of the 2022 Planning Board budget, and the cost of digitizing the Board records.

- 3) Site plan review of application of David Rawley and Nakia Cramer, 1462 Sennebec Road, for an automotive engine machining business under the name Lakeside Performance & Machine. The business would be at their residence in an existing 2 bay garage structure. Mr. Rawley explained that the business would be engine re-building, that he would slowly build up any additional equipment he needed, and that noise would not be an issue. The business would be part-time.

There was a discussion of the “home occupation” definition and a consensus that the business would not meet home occupation requirements. The Shoreland Zoning Ordinance was reviewed; the business would be approximately 200 feet from the shore line.

There was a discussion of possible waste; Mr Rawley stated there would be no anti-freeze and that waste oil would be collected in a 55 gallon drum, which would be used at an off site waste oil furnace. Water based cleaners would be used.

No additional lighting or signage was planned for now.

The work would take place primarily on weekends and at night.

The Board requested a letter from the applicant stating no adverse impact regarding the Shoreland Zoning Ordinance and Ed Carroll would provide ordinance language.

A public hearing notice and letter to abutters were felt necessary.

Mr. Rawley had connected with the Code Enforcement Officer and no permit was needed, no building alterations.

A public hearing to be set for February.

- 4) Ray and Gabriela Nurzynski, new owners of Sennebec Lake Campground, appeared before the Board seeking clarification of and status of past issues of possible unauthorized expansion and/or nonconformance with the Shoreland Zoning Ordinance. They had met and discussed the issues with the Code Enforcement Officer (“CEO”), who felt that Planning Board involvement was needed. The CEO had referred to a 2005 complaint regarding expansion of campsites within 100 feet of the shoreline.

There was a review and discussion of the campground maps and Planning Board minutes from 2008-2012. On 3/15/10, the Planning Board had reviewed an application for 12 new campsites, including “reclaiming three present sites which are within 100’ of the pond”. On 3/19/10, the Board voted to approve the application. That approval included CEO approval of water supply line work and that a qualified electrician would do the electrical work. There is no record of that, and the present CEO was looking to the Board for an opinion due to the lack of records.

Ed Carroll moved that the Board express affirmation of the Board’s 2010 approval and the motion passed 5-0. Ed Carroll stated he would draft a letter to the CEO.

- 5) Utility right of way ordinance. There was a discussion that MMA felt that state law covered the issue. The Road Commissioner would administer the process and the Select Board would issue permits. No need for Planning Board to draft an ordinance.
- 6) Ordinance revisions. Any ordinance revision would need to be documented by mid-April, 90 days prior to the Town Meeting. Ed Carroll to draft revisions needed.

Adjourned.