

Appleton Planning Board
Monthly Meeting Minutes
May 9, 2022

Attending: Planning Board members: Ed Carroll, David Kelley, Dan Wyman
Code Enforcement Officer: Peter Conant

- 1) The minutes of the April meeting were approved (Dan Wyman abstaining)
- 2) 114 Cottage Lane. Gordon Gushee requested review of a proposed addition to a cottage within shoreland zoning protection. See 4/18/22 letter to Peter Conant. There would be no excavation and the addition would sit on concrete posts and donuts. The addition would be a 30% expansion, and would not be within 25 feet of the shoreline. Ed Carroll moved that the expansion be approved, and that the approval letter contain specific measurements. The motion passed 3-0, and Ed Carroll would write the approval letter on behalf of the Board.
- 3) Jason Gushee, review of proposed lot sale. After reviewing proposed boundary changes, the Board felt that subdivision review was necessary as it appeared that one lot would have been split into 3 lots within a 5 year period. The subdivision ordinance requires letters to abutters. No issues were foreseen in approval, and Ed Carroll planned to speak with Riley Fenner and draft a letter as to why minor subdivision review was necessary. The application was moved to the next meeting.
- 4) Revisions to site plan review ordinance. Ed Carroll reported that the warrant article had been prepared, and that a public hearing may be able to be combined with the Select Board public hearing.
- 5) Sennebec Lake Campground. See Peter Conant's 5/6/22 letter, which the Nurzynki's have agreed to and signed. The CEO will monitor septic usage. No further Board action needed.
- 6) The meeting was adjourned.