

## Appleton Planning Board

### December 12, 2022 Meeting minutes

Present: Ed Carroll, Gary Roberts, David Kelley, Greg Dumond, Dan Wyman, CEO  
Peter Conant

- 1) The minutes of the November meeting were approved.
- 2) Sennebec Lake Campground. Peter Conant will follow up with the owners on the tree removal project.
- 3) Heather Pangakis. Application to re-open a child daycare business at her home at 531 Union Rd. The business had been open some years ago and she has received approval from DHS. After a discussion and review, Ed Carroll moved that the business was exempt from site plan review as it was a home business. Motion seconded and passed unanimously. The CEO will sign a letter for state licensing.
- 4) Steve Spearin. Review of lot division at 238 Searsmont Rd. Mr. Spearin explained that the proposed division would leave one lot with less than the required road frontage. Gary Roberts reviewed section 5 of the lot specification ordinance, and the exception to the road frontage requirement if there is an existing driveway. Ed Carroll reviewed the ordinance and also concluded that the exception meant that the lot was not non-conforming.
- 5) Kyle Moody. Application to start small engine/auto/tractor business at his home at 1719 Collinstown Rd. After a review of "home occupation" business parameters, a site plan review is needed, including notice to abutters. Mr Moody will appear at the January meeting.
- 6) There were no updates on affordable housing requirements.

Adjourned.