

TOWN OF SMITHFIELD

PLANNING BOARD MEETING MINUTES OF

SEPTEMBER 11TH, 2024

MEMBERS PRESENT: Erik Rasmussen Michelle Taylor
Jo-Anne Bushey
Gloria Kelly David Kincaid

MEMBERS ABSENT:

MEMBERS EXCUSED: Steve Swindells Jodie Mosher

OTHERS PRESENT: Hans Rasmussen, CEO Mike Wallace
Nichole Clark, AA

6:00PM meeting was called to order and members present reviewed all documents presented to them.

The minutes of the September 11th, 2024 meeting were accepted as typed.

Gloria Kelly motioned to accept the July 10th, 2024 meeting minutes as typed. Jo-Anne Bushey seconded the motion. Motion passed.

Board member update/report: None

Code Enforcement Update/report: None

OLD BUSINESS:

1. Commercial & Shore Land Zoning Application for Revision to Existing Commercial. Camp Matoaka, Map 1 Lot 30

The board reviewed the Shore Land Zoning Application submitted by Camp Matoaka for a new gymnastics building. A portion of the proposed building is within the 250' of the high-water mark (swampy section). The board reviewed section 15, B of the Shore Land Zoning Ordinance while reviewing the application. The board checked the numbers for square footage coverage of the lot within shoreland and confirmed that the area within

250' is at the maximum 20% coverage allowed. Erik Rasmussen added "with the stipulation that the building does not exceed 35' in height. Michelle Taylor motioned to accept the application. Gloria Kelly seconded the motion. Motion passed.

The board reviewed the Commercial application from Camp Matoaka for a proposed gymnasium building to the existing commercial business. The board used the criteria check list, findings are attached to these minutes and in the file and voted on each item. The board reviewed the site map and the required data to ensure all was included.

Michelle Taylor motioned to approve the commercial application, pending the engineers water drainage plan. Gloria Kelly seconded the motion. Motion passed.

2. SLZ Section 15, A Minimum Lot Standards-References Regular MLO. Does Regular MLO need changes?

The board discussed section 15 (A) Minimum Lot Standards pursuant to a DEP workshop attended by Hans Rasmussen. The current section lists criteria for a legal lot, requiring 80,000 square feet and 200' lot lines. The sentence above these requirements states 'All land activities within the shoreland zone shall conform to the following provisions' is causing a discrepancy in the section. Saying "within the shoreland zone" is saying the area within 250' of the high-water mark. The 80,000' is referring to the whole lot size not just the 250' section, therefore making the requirement impossible. The CEO will work on correct wording for this section so that it will state what the original intentions were when the town voted on the ordinance.

The AA asked if number 9 in section 15 A is supposed to be reworded and presented as a change. The section will be re-worded, the AA will have that for the next meeting for review.

3. SLZ Section 15, K Question about Holding Tank Ord being referenced in it?

The AA thought that the board wanted the current Holding Tank Ordinance referenced in the SLZ section 15 K. The section already references holding tanks having to follow the State of Maine Plumbing rules.

NEW BUSINESS:

1. Comprehensive Plan Index Discussion

Jo-Anne spoke to the work needed to be put in to make a draft of the Comprehensive Plan. Steve Swindells has been reviewing the 2003 draft work on and defeated at Town Meeting. Jo-Anne is asking for more members to take some sections and work on them. Michelle Taylor was asked to take a look at the educational portion, Jodie Mosher will be asked to look and help with the land use section.

Erik Rasmussen did some work on a section limiting the use of fertilizers and certain pesticides in the shoreland zone. The board reviewed the wording, and Erik will rework and bring a draft to the board.

MEETING ADJOURNED:

Gloria Kelly motioned to adjourn. Michelle Taylor seconded the motion. Meeting adjourned.