

TOWN OF SMITHFIELD

PLANNING BOARD MEETING MINUTES OF

May 14, 2025

MEMBERS PRESENT: *Jo-Anne Bushey*
 Gloria Kelly *Steve Swindells*
 David Kincaid *Jodie Mosher*

MEMBERS ABSENT:

MEMBERS EXCUSED: *Erik Rasmussen* *Michelle Taylor*

OTHERS PRESENT: *Hans Rasmussen, CEO* *Nichole Clark, AA*
 Dakota Douglas, Contractor

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

Two regular members are absent, Steve Swindells and Jodie Mosher, alternates will be voting in place of the regular members. Gloria Kelly will be acting as chair due to the absence of Erik Rasmussen, chair and Michelle Taylor, vice chair.

The minutes of the May 14, 2025 meeting were accepted as typed.

Jodie Mosher motioned to accept the summary of May 14, 2025 meeting minutes as typed. Steve Swindells seconded the motion. Motion passed.

Board member update/report: None

Code Enforcement Update/report: None

OLD BUSINESS:

1. Comprehensive Plan Updates

- **Sample Survey from Erik**

The board reviewed the sample survey drafted by Erik Rasmussen.

- **Town of Belgrade Survey & Results**

The board reviewed the Town of Belgrade survey that the CEO distributed for them.

The board used both surveys to draft a survey to be used to aid in the review process of the Comprehensive Plan. The AA noted that this would have to be drafted up by the board and/or the CEO.

2. Review SLZ Application Changes

The board reviewed the SLZ Application Changes. Hans Rasmussen, CEO wanted to review the application to add a section or line about the 30% for non-conforming structures within 100' of the high-water mark.

3. Application for Existing Commercial-Addition to Existing Building Map 1

Lot 2, Tri Pond Variety

Rick Cummings, owner of Tri Pond Variety has not contacted the office or the CEO to continue with his application.

NEW BUSINESS:

1. Application for an Addition to Dwelling, Map 21 Lot 3, Cassidy

The board reviewed an application for an addition to the existing structure for the kitchen and a bedroom, as well as a breeze way and bath for Map 21 Lot 3 located at 154 Elm Acres Ln owned by Robert Casidy. Dakota Douglas, the project carpenter, was present to represent the application. Existing square footage of the structure is 1305 and the proposed square footage will be an additional 300'. The total coverage of the property within Shoreland zone will be 11.8%. The board used the findings of fact and conclusion of law. This form is located in the applicant/property owners file. Based on the findings of fact and conclusions of law on June 11, 2025 the board approved the application by a vote of 5-0.

2. Request from Board of Selectmen-Commercial/Industrial Site Plan Review Ordinance

The AA was asked by the Board of Selectmen to ask the Planning Board in coming up with a way to help the Selectmen understand the existing Commercial Industrial Site Review Ordinance.

MEETING ADJOURNED:

Jodie Mosher motioned to adjourn. David Kincaid seconded the motion. Meeting adjourned.