



## MINUTES OF PLANNING BOARD MEETING

Monday, February 2, 2015

### WINDSOR TOWN OFFICE

Note: These minutes may not be considered an official public record until such time as they are read and accepted by the Planning Board Members.

Members present: Carol Chavarie, Jerry Nault, Scott Farwell, Carolyn Perry, and Bill Appel.

Members absent: Tom Squiers

Others present: Tom Reed, Town Manager Theresa Haskell.

#### Call to Order

The meeting was called to order at 7:00 p.m., by Board Chairperson Carol Chavarie.

#### Previous Meeting Minutes, Consideration & Action

**Carolyn Perry moved that the minutes from the January 5, 2015 Planning Board meeting be accepted as written. Jerry Nault seconded, all approved, 5-0.**

Public Comment—No public comment.

Unfinished/Old Business—Mr. Dan Finley's proposed subdivision discussed at the previous Planning Board meeting of January 5, 2015: Town Manager Theresa Haskell commented that she had reviewed Mr. Finley's subdivision application and found that the Planning Board had not followed the current subdivision ordinance. **Jerry Nault moved that the Planning Board reconsider the Finley subdivision, Carolyn Perry seconded, all approved 5-0.**

The Town Manager then explained the provisions of the current subdivision ordinance that were not followed, including the requirement to hold a Public Hearing on the proposal. **Jerry Nault moved that the Planning Board rescind the conditional approval granted to the Finley subdivision at the prior Planning Board meeting and require a new application submittal based on the current subdivision ordinance. Carolyn Perry seconded, all approved 5-0.** After discussion between the Planning Board, the Town Manager and Mr. Ellis (representing Mr. Finley), it was decided that a Public Hearing on the proposed subdivision would be scheduled for March 2, 2015 at 7:00pm, and other requirements of the current subdivision ordinance would be completed.

New Business—IF&W Boat Launch--Jonathan Dewick of Pine Tree Engineering and Leon Bucher of the Maine Department of Inland Fisheries and Wildlife (IF&W) presented a proposal for a public hand carry boat launch on Savade Pond off the Greely Road, involving the upgrade of an existing road and construction of a boat launch area. They hope to start the project in the spring and finish mid to late summer. The project is contingent on IF&W receiving Department of Environmental Protection Permit

By Rule Section 15, Public Boat Ramps approval. The Planning Board will require a completed Windsor Shoreland Zoning application in addition to the approved DEP Permit By Rule. Jerry Nault will send a Shoreland Zoning application to Mr. Dewick, who will supply the Planning Board with a copy of IF&W's DEP permit.

**Other Old Business**-- Subdivision ordinance: The Planning Board and the Town Manager discussed changes to the subdivision application checklist and application. Jerry Nault and Theresa Haskell will work on implementing the changes and having completed documents available for future subdivision applicants. Possible changes to the ordinance were also discussed. Theresa will also ask the selectmen to clarify the subdivision application fee language at the next Board of Selectman's meeting.

**Other New Business**--Chairperson Carol Chavarie reported that she had been contacted by a citizen who is interested in selling 2 lots of a 100 acre parcel. She will advise the owner to attend a future Planning Board meeting to discuss.

### **Adjournment**

The meeting was adjourned at 9:30 p.m.

**The next Planning Board meeting is scheduled for Monday, March 2, 2015, in which the Public Hearing for the Finley subdivision will begin at 7:00pm with a regular Planning Board meeting to immediately follow.**

Respectfully Submitted,  
Scott Farwell, Secretary