



MINUTES OF PLANNING BOARD MEETING

Monday, January 4, 2021
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: Chair Carol Chavarie, Tom Squiers, Scott Farwell and Ken Chubbuck.
Others present: Windsor Town Manager Theresa Haskell, and resident Paul Pinkham.

Call to Order

The meeting was called to order at 7:01 p.m., by Chair Carol Chavarie.

Previous Meeting Minutes, Consideration & Action

The meeting minutes for the November meeting had not been completed so were tabled until the next Planning Board meeting.

Public Comment—Paul Pinkham appeared at the Planning Board to discuss his plans for seeking a building permit for a home on his property on Back Meadow Road, in addition to the house that was built and sold and the two rental homes that have already been constructed on the property. There has been a question raised whether this development has, or will create a subdivision per the Windsor Subdivision Ordinance. Mr. Pinkham explained that the property was originally about 87 acres. In 2018 he constructed a house on a 2.5-acre lot, which he subsequently sold. Since then he has constructed one house that is being rented, and is currently working on another that he also intends to rent. He had obtained building permits for each of these houses, and is currently seeking a building permit for another home on the property that he intends to eventually live in. The Planning Board, after reviewing the definition of subdivision in MRS 30-A §4401.4, felt that the construction of the third house triggered Windsor's Subdivision Ordinance and the need for a subdivision permit. However, the definition seemed a bit unclear when considering this specific situation, so Scott Farwell suggested that the Planning Board request assistance with the determination. It was decided that the Town Manager would contact KVCOG, and would have an answer for the next Planning Board meeting on February 1, 2021.

New Business—none

Unfinished/Old Business—**CMP Power Line Upgrades**—Theresa reported that she had been contacted by CMP's consultant and asked what the requirements were for notifying abutters under Windsor's Shoreland Zoning Ordinance. Since "abutter" isn't defined in the ordinance the Planning Board decided that CMP should notify any abutting property owners within 500 feet of the project site, which is a standard definition in other ordinances. Scott Farwell made a motion to have Theresa contact CMP's consultant and require they notify all property owners within 500 feet of the shoreland zoning project site. Ken Chubbuck 2nd and all approved, 4-0.

Adjournment

The meeting was adjourned at 7:52 p.m.

The next Planning Board meeting is scheduled for Monday, February 1, 2021, at 7:00 pm.

Respectfully Submitted,
Scott Farwell, Secretary