

Alna Planning Board Minutes

Date: July 2, 2019

Call to Order: 6:30 pm

Present

Members: Peter Tischbein, Beth Whitney, Tom Albee, Jeff Spinney,
Laurie Hiestand (alternate)

CEO: Tom McKenzie

Public: Doug Baston, Alexandria Pierce & Anthony Brewer, Dick Picard, Kim Shipman

Press: Jessica Clifford (LCN)

Minutes: It was moved and seconded to accept the minutes of May 7, 2019 meeting as presented.

Status of Planning Board files: Our files were still in the old Town Office when it was vandalized but we got lucky and none of our records were touched. They have since been moved to the new Town Office and are in somewhat of a jumble that still needs to be straightened out. Doug has also been piling up files that were in one of the rooms upstairs in the old Town Office that we didn't even know we had! We will have a space in the basement with two 4-drawer file cabinets for storing older files over in the corner by the stairs, and two 2-drawer file cabinets for newer files and our old desk under the window across the back of the basement. Final organization will have to wait till the basement is no longer a construction site. Newer files are at my house for the time being.

Business:

1. Alexandria Pierce & Anthony Brewer - Would like a variance for a "tiny house" that they already own and want to move onto their property to occupy, using a pump-out septic system.

We can't give a variance. The CEO has to deny the permit application first & then it can go to the Board of Appeals. BUT they won't be able to give them a variance either because the situation will not qualify for a variance under state of Maine law (you can't create your own hardship & 3 other points).

To have a tiny house in Alna the ordinance would need to be changed. The process would start with a petition to the Selectmen signed by 50-60± people requesting the change. The Selectmen would then task the Planning Board with writing an ordinance, which would then go to public hearings. After the hearings, the Planning Board would make changes deemed necessary in response to citizen comments and suggestions made at the hearing. Ultimately, the ordinance change would have to be approved at a Town Meeting. They seemed motivated to start the petition for an ordinance change but, after a discussion of the State's definition of and building codes for tiny houses and how long the process

would take, they started to consider the possibility of a 400 square foot addition to their 200 square foot tiny house so that it meets the 600 square foot minimum already in the building code. Stay tuned!

2. Tucker Neale - Business Permit for tree service & portable sawmill - no show
Previous applicants who were not actually doing business in town have been told that they really don't need a business permit if they weren't going to have people coming to the house and weren't even going to have a sign BUT Doug thought that we should bring everyone in (including the piano tuner on the West Alna Road). Pete was concerned that, even though all of the sawmill operations would be off-site, there may be issues with prep work on the equipment, "yarding issues," hours of making noise etc. We will ask Mr. Neale to come in at the next meeting in August.

3. Dick Picard - He needs to have some digging done in the Shoreland Zone because of a slumping slope that has caused his sunroom to sink about an inch and a half. His plans include moving soil and adding stones within the Shoreland Zone to stabilize the bank. He may live with the inch and a half drop but needs to fix the bank. The project is probably far enough from the water that it will not need permits from the DEP and Army Corps of Engineers but Dick needs to improve his drawings and measurements to be sure. He will definitely need a permit from us. We will schedule a site visit after we see his improved drawings and an actual application in August.

(P.S. Dick didn't windup cutting down the brown-tail infested apple trees he came to us about last year after all. They were sprayed & injected instead. All is well!)

4. Some parking problems at Juniper Hill that are in violation of the conditions of their business permit were brought to our attention. People have been parking on both sides of the Golden Ridge Road, making it impossible for emergency apparatus to get through. The CEO will take care of letting them know and give them a chance to fix it before further steps are taken.

Next Meeting: August 6, 2019

Adjourn: 7:25 pm

Respectfully submitted,

Beth Whitney
Planning Board Secretary