

Fryeburg Planning Board Meeting Minutes

David and Doris Hastings Community Center

January 25, 2022

Members in Attendance

Patrick Emery, Tom Rebmann, Eli Goodwin, Edy Kizaki

Public Hearing: Proposed Changes to Land Use Ordinance opened at 6:00 p.m.

Mr. Goodwin described the proposed changes, which include mandatory updates to the Flood Plain ordinance and changes to Section 16.D (Performance Standards – Building and Site Review). The proposed change would authorize the Planning Board to perform building and site review of any applications received, in any zoning district (presently, this authority is only in the Village Commercial District).

Russell Elbridge commented that the section prohibiting outdoor storage may be too restrictive. The Board agreed and discussed potential changes to the ordinance to address this comment.

No other comments were received.

The public hearing was closed at 6:23 p.m.

Call to Order

The regular monthly meeting was called to order at 6:25 p.m. It was determined that there was a quorum.

Review of Application for Amendment to Land Use Authorization – Activitas (Fryeburg Academy)

Mr. Bob Gleason, of Activitas, spoke on behalf of the Academy and described the proposed renovations to the existing Track and Field facilities. In short, they include removal of old natural grass field, installation of a new artificial turf field, resurfacing of the “D” areas beyond each end zone, demolition of the existing grandstand and concession building, installation of a new grandstand, installation of pole mounted lights for night games, and installation of a foundation or slab on grade for a new concessions building (to be built later). There was some discussion about storm water runoff; it was noted that the amount of storm water leaving the site will increase after the project is complete, but only slightly. This will require Fryeburg Academy to seek an amendment to its current Site Location of Development Act (SLODA) permit. This process is underway.

Mr. Emery made a motion to find the application complete. Mr. Rebmann seconded the motion. Vote: 4-0, all in favor.

Mr. Emery made a motion to have a public hearing on February 15, 2022 at 6:00 p.m. Mr. Rebmann seconded the motion. Vote: 4-0, all in favor.

Public Forum opened at 7:10 p.m.

Barbara B. commented about the solar utility being installed on Bridgton Road. She noted that the facility is very close to Fire Road 28 and that ducks that were once present in a small pond are now gone. She is also concerned about the contractor “digging holes” and causing water quality degradation.

The Planning Board discussed ideas for holding the developer accountable and also whether the Town should consider a moratorium on solar installations.

Review and Approve the December 28, 2021 Planning Board Meeting Minutes

Mr. Emery made a motion to accept the minutes. Mr. Rebmann seconded. Vote: 4-0, all in favor.

Review and Approve the December 28, 2021 Code Enforcement Officer’s Monthly Report

Mr. Rebmann made a motion to approve the report. Ms. Kizaki seconded. Vote: 4-0, all in favor.

Other Business

The Board agreed to request a \$2,000 budget for the coming fiscal year.

The Board set a date for an Ordinance Review Workshop to be held after the regular monthly meeting on February 15, 2022.

Adjourn

Mr. Emery made a motion to adjourn. Seconded by all. Vote: 4-0, all in favor.

Meeting adjourned at 8:28 p.m.