**Fryeburg Planning Board**

**November Meeting Minutes**

**November 24, 2020 – David and Doris Hastings Community Center**

**Members in Attendance:** Patrick Emery, Ed Price, Charlie Buterbaugh, Tom Rebmann, Edy Kizaki

**Call to Order:** Emery called the meeting to order. It was determined that there was a quorum.

**Planning Board Review for Barton Family Farm – Wedding Venue**

Price inquired about Fire Marshal approval of the proposal and the related conditions of approval. There was discussion of a bollard to protect the fuel tank, a guardrail and issues with the stairs in the barn. The applicant agreed to comply with the Fire Chief and Fire Marshal requirements.

Price inquired about trash. The applicant stated the customer would be responsible and would have until Sunday at 1 pm. Also, he noted that the majority of trash would be handled by the catering companies. In addition, guests are required to have a wedding planner in attendance.

There was lengthy discussion about the limitations on the number of patrons, what would happen during bad weather, etc.

Price made a motion to approve with the following conditions: receive state fire marshal approval and comply with conditions in approval, no noise after 10 pm, the bollard will be placed as required, no lights facing the road, all lights aimed down, semi-circle driveway is for drop off and pick up only, trash must be removed within 48 hours and stored in vermin proof location, porta-potties must be hidden from the road. Seconded. Voted and approved unanimously.

**Public Hearing for Burbank Estates Phase II – Christopher Street Subdivision**

This is a subdivision of a 28.6 acre lot into 8 parcels. There is an existing snowmobile trail that runs through the lots along the Saco River. There was a suggestion that an easement be created for the trail. There was lengthy discussion. The land owner was very much against the idea of an easement. Many commented in various ways about the need for access via an easement, etc. Ultimately, there was no agreement about an easement or continued trail access and the developer insisted that the new land owners would be against any public access to the lots.

It was noted that lots 2 and 8 do not have the required frontage. Several remedies were discussed at length. Ultimately, it was agreed that a right-of-way could be established in lots 1 and 7 to allow access to lots 2 and 8, which would also satisfy the frontage requirements.

There was discussion about the impacts of the on-going construction on lots approved in Phase I. Many complained of noise, houses shaking, inconsiderate contractors, existing damage to the road, and possible future damage to the road.

Emery made a motion to close the hearing. No second.

Discussion continued regarding the public utilities (water, electricity, etc). It was determined that these need to be shown on the plans; the developer agreed to issue revised plans. Additional discussion related to extension of the water main to the new lots and it was agreed that no damage should be done to the road during the connections.

Buterbaugh mentioned sidewalks. Discussion followed, but it was generally agreed that sidewalks are not appropriate in this development.

Price made a motion to table the discussion until the next meeting. No second.

Additional discussion continued regarding the snowmobile trail and a possible easement. Again, lengthy discussions ensued, eventually terminating with no resolution.

Price made a motion to table the discussion until the next meeting. Seconded. Voted unanimously to table.

**Other Business**

Emery noted that the next Planning Board would be on December 22, 2020 and that a Workshop for Proposed Zoning Changes would be on December 15, 2020. Both would occur at the Hastings Community Center.

**Approval of November Minutes**

Price made a motion to approve the November minutes. Seconded. Approved by unanimous vote.

**Meeting Adjourn**

A motion was made to adjourn by Emery. Seconded. Board voted unanimously to adjourn.