

**Fryeburg Planning Board Meeting
April 24, 2018 – Town Office**

Members in Attendance: Patrick Emery (arrived late), Robert Ricks

It was determined that there was not a quorum.

Approval of Minutes: Tabled until next meeting

Public Hearing- Chapel Hall: Ricks opened the public hearing and stated that the public hearing would continue, despite the lack of quorum. Todd Flagg briefly explained the proposal to construct a community center.

Ricks asked if there were any concerns. Larry Grey asked about exterior lighting at night. Ike Roberts noted that there are lights at the existing church building. Flagg said the exterior lights at the Chapel Hall will be on a timer. He presented a lighting plan and specific lighting fixture information. The CEO noted that the lights are down-turned style.

Ricks asked if the Chapel Hall would be open for business every day. Karen Grey responded that the building is designed to be used by the community and provided examples of AA meetings and wedding and funeral receptions. Ricks inquired if there would be a primary contact and it was stated that one of the church board members would be.

There was a discussion about the MDOT Entrance permit. The CEO noted that an entrance permit was forwarded to the Board that specified that there could only be one entrance to the property which was a variation from the plans submitted. Bill Briggs corrected this and provided an additional entrance permit for Fish Street and confirmed that there would still be 2 entrances as initially proposed.

Julie Irish is an abutter and asked how far back from the road the building would be. Briggs responded that it would be about 90 feet from centerline of North Fryeburg Road. Irish also asked about the building height. Flagg and the CEO looked for the building height on the plans. Irish stated that she wanted to be able to see the church from her house. Briggs invited her to come over to the property and meet with him.

Ricks asked about the process moving ahead. The CEO responded that she believes that this public hearing will still be adequate for the purpose intended despite the lack of quorum but that she would confirm that with legal services. However, the Board cannot vote on the application with no quorum. Karen Grey expressed disappointment with this.

Louise Maillett noted that the hall will also be used for community dinners, food pantry, and for a coat and mitten drive. Chet Charette said that it will also be an emergency shelter.

Margie Record asked when the next meeting would be. Ricks responded that the Board would make that determination and let them know.

The public hearing was closed. A vote on the application is tabled until next meeting.

Application for Subdivision Revision- Guy Pilla: Guy Pilla explained his proposal. He lives at 186 Mountain View and purchased 2 lots. He did so to protect his interest in not having direct neighbors. He

wants to merge lots 14 and 15 and has no intention of selling the lots as they are situated currently. He also stated that he has no intention to build on the now vacant lot.

The CEO stated that this “un-subdivision” is a process that is required since Pilla is proposing to revise an approved subdivision plan, but since it will have no impact on the amount of traffic, road layout, etc., it is really just a matter of procedure.

Ricks asked if this has an impact on taxes. The CEO replied that it would lower Pilla’s taxes since 1 large lot is typically assessed less than 2 lots. Pilla also noted that this will reduce his association fees.

A vote on the application is tabled until next meeting

CEO Report: The CEO report was reviewed.

Public Forum: n/a

Other business: The Board discussed the next meeting date. There was a discussion about process related to the public hearing and taking action on the 2 pending applications. Ricks noted that there seem to be no issues with either project. The CEO stated her belief that the absent Board members can watch the DVD and will be able to get a feel for the public hearing and will be able to vote on the application. The public hearing should be official even though there was not a quorum. That might be different if the public hearing was required by statute and not an option of the Board.

The next meeting will be Wednesday, May 2nd at 6:00 p.m. at the Town Office.

The Board adjourned.