

**Town of Newfield  
Planning & Zoning Board  
July 11, 2011**

**MEMBERS PRESENT: Denise Carpenter, Matt Bryant, Gloria Dyer, Jim Gledhill, John Tamaro, Christine Iannazzo & Marguerite Correia.**

**Applicants present: G. Thayer**

**Audience present: Mr. & Mrs. Lorden**

**DISCUSSION**

Meeting was called to order at 7:08 p.m. Pledge of Allegiance was done by the Board Members lead by Jim Gledhill.

The June minutes were read aloud a motion was made by Jim Gledhill to accept the June minutes as read. Matt Bryant seconded the motion. Vote Unanimous. Motion passed.

Denise was conferring with Steve CEO regarding the public hearing, specifically regarding the parcels zoning classification.

Public hearing began at 7:15 p.m.

Geoff Thayer gave a brief outline. The only thing different from last month is that, the applicant, Geoff had gone before Saco River Corridor. There were conditions upon their approval. First he must devise a management plan for spills and be contracted with waste company. Also, the applicant must have a 100% contaminate shield of his facility. He must have a written control plan for noise and pollution.

Denise stated that since the parcel appears to be within 250 feet of the shore; shore land zoning takes precedence over all other ordinances. However, the specific zone of his residences was in question and Steve has asked the board to table this for the evening until they can further investigate the maps. Geoff questioned that if he moved his barn could he then do this? Also he questioned what kind of industry is okay.

At this point there is no reason to continue with a public hearing since we are unsure of correct zoning.

The board apologized for inconvenience but at this time it wouldn't be fair to pass judgment on misinformation. Denise stated that she will confer further with Steve and based upon their findings would decide whether next month would be another public hearing.

Public hearing closed at 7:45 p.m. Monthly meeting opened at 7:50 p.m.

Old Business:

William Harvey Conditional Use Permit. If the board will recall he came before us in May and the only reason we refused him was because he was 500+ over the allowed square footage. We then advised him to go before the Appeals board. In July he was granted a variance and is now coming back before us to be sure the road setback is okay. There was some discussion regarding why we have to decide on something that has already been granted a variance. After discussion a motion was made based on Article VI, Section 5, Subsection E, and Item 2 to approve his CUP.

Motion made by Jim Gledhill and seconded by John Tamaro to approve the road way setbacks to the right of way of Map 63 Lot 73.

The board continued reviewing the Ordinances for any corrections and changes to be made. A time line and deadline was discussed. After considerable discussion it was decided to continue review up to Article 5: nonconformance. We will then compile the changes send to the Attorney for September. We plan to hold our first public hearing in October leaving November for any changes to be made. If necessary we will hold a second public hearing in December and get the final changes to the Town offices for January to be on the Town warrant for March making it into the agenda and book for February.

Matt Bryant made a motion to adjourn the meeting. Gloria Dyer seconded. Vote unanimous.  
Motion Passed

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Marguerite Correia  
Recording Secretary  
Planning Board of Newfield, ME