

**Town of Newfield  
Planning & Zoning Board**

**May 2, 2011**

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

**Applicants present: William Harvey**

**DISCUSSION**

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

The April minutes were reviewed a motion was made by Christine Iannazzo to accept the April minutes as read with the grammatical corrections suggested. Matt Bryant seconded the motion. Vote Unanimous. Motion passed.

Nahida Lorden resigned from her full member position. After discussion the board has decided to approach the selectmen on an alternate member, Matt Bryant, moving into the vacant full member position and that the Board would then would seek a replacement for the alternate position.

**Old Business:**

PB Bylaws: The board reviewed the revised Planning Boards bylaws. At the end of last month's meeting there was discussion regarding whether the term of each position is for three or five years. Gloria contacted the MMA and had emailed the board on April 4, 2011 the response. 'Maine Statue states that if the board was created between 1957 and 1971. The board consists of five members and two associated members serving five year staggered terms. ' Also the statue states that a secretary should be elected. (Email dated 4/4/2011 printed 4/26/2011. ) We will contact the Secretary of Selectmen, Annie Dailey, and ask her to contact the town's Attorney regarding the above discussion. The discussed corrections to the bylaws will be made but at this time we are going to table the bylaws until further investigating.

WTO(Wind Tower Ordinance): The board began reviewing suggestions sent by the Town's attorney as well as language suggestions by Matt and Jim. Matt and Jim got together to discuss some possible language additions for the WTO. There was great discussion regarding some of the suggestions specifically, with limiting wattage. See noted suggestions to the revised WTO dated May 2, 2011.

**New Business:**

William Harvey has submitted before the board an application to build a four seasons single family home on Map 63 Lot 73. Mr. Harvey has been before Saco River Corridor Commission and working with Code Enforcement Officer, Steve Sanborn.

Mr. Harvey meets the minimum road and shore frontage conditions. High water mark is within 100 feet but he has been granted a variance from Saco River Corridor for 88 feet.

Discussion ensued regarding the degree angle and it was determined to be within range at 15.71. Code enforcement officer, Steve Sanborn assured the board that the lot does not fall within a flood zone. Septic plan is to do a chamber system style as opposed to a traditional leeching

system. Discussion regarding structure size and accessory structures being included in ground floor area. After conferring with Steve Sanborn, accessory structures include porches and should be included in the ground floor figure. This would put Mr. Harvey at 2048 sq. ft and the condition is no structure more than 1500 sq. ft. Mr. Harvey met four out of five conditions and at this time the board advised him to go to the Secretary of Selectman tell her we refused you and you would like to make an appointment with the Board of Appeals. Also, too further discuss options with CEO, Steve Sanborn on the process of submitting the necessary applications to the DEP.

Gloria made a motion to adjourn the meeting Christine Iannazo seconded. Vote unanimous.  
Motion Passed

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Marguerite Correia  
Recording Secretary  
Planning Board of Newfield, ME