

**RICHMOND PLANNING BOARD
TUESDAY, JUNE 23, 2015
TOWN OFFICE MEETING ROOM
6:00P.M.**

MINUTES

1.0 CALL TO ORDER

Members present: Larry Srock, Linda Doran, Jeff Severance, Russ Hughes, Tom Nugent, Jessica Alexander. Others present: Charles Kincer, Brian Hurley, Ellen Kroot, Greg Lumbert, Richard Breton, Clay McLafferty, Albert Hodson, Sally Hewett, James Valley and Laurisa Loon.

2.0 UNFINISHED BUSINESS

3.1 Charles Kincer-Application Meeting-Crematorium

The Board moved into Article 8. Section B. Development Review.

After discussion and review the board found the application needed the following items:

1. Location of the nearest dry hydrant
2. A statement on the estimated start and completion date of construction
3. Approval Block

James Valley stated that letters were written to the police, fire and public works department. No concerns have been brought up from those departments.

Charles Kincer stated he is still waiting for permits from the State. Those will not be received until after the public hearing requirements have been met.

Larry Srock made a motion to find the application complete pending receipt of the location of the nearest dry hydrant, a statement on the estimated construction dates and the approval block, Jeff Severance seconded, motion passed (4-1) Tom Nugent opposed.

The board scheduled the public hearing for July 28, 2015.

3.2 Ellen Kroot-76 Main Street

Ellen Kroot stated that she had the building listed "free for the taking" for a month. There was no interest. They have begun to empty the building and will be removing the windows.

Russ Hughes stated that per the Land Use Ordinance Article 5 Section J. Demolition/Removal of Buildings of Historic Significance section (b) the property owner can demonstrate that it is not capable of earning an economic return on its value in its present location as appraised by a qualified real estate appraiser.

The board needs a statement from a qualified appraiser before moving forward.

3.3 Meadow Lane Mobile Home Park

James Valley received the new plan that was approved by the Maine State Housing Board for the center island placement of trailers. There are no concerns with the layout as proposed. The original plan was approved for 39 sites. The owners are working with the RUD on having the sewer line pipe replaced on Hatch Street so they can then work on the expansion.

The application for the request to rearrange the sites in the center island will need planning board approval. The board requested they begin the application process and will start development review in July if the application is complete at that time.

3.4 Sally Hewett-28 Hatch Street

Sally Hewett has removed a hazardous trailer from 28 Hatch Street and would like to replace it with a newer one.

Because of the location within the Village District this requires planning board approval. The board asked that she proceed with a formal application to the board. The board allowed her to move forward with replacing the trailer during the application process as not to displace its resident.

3.5 Greg Lumbert-189 Main Street

The lot is approximately .65 acres. The older hazardous trailer has been removed and he is coming upon the one year deadline to replace the mobile home. The lot is near wetlands and close to the road. It is a non-conforming lot.

The board told Mr. Lumbert to proceed with the application process.

4.0 CORRESPONDENCE

Brian Hurley has made application to be a member of the Planning Board.

Jeff Severance made a motion to ask the Board of Selectmen to appoint Brian Hurley as an alternate board member, Larry Srock seconded, motion passed (5-0).

5.0 APPROVE MINUTES OF MAY 26, 2015

Jessica Alexander made a motion to approve the minutes, Larry Srock seconded, motion passed (4-0).

6.0 ADJOURN

Jessica Alexander made a motion to adjourn, Larry Srock seconded, motion passed (5-0).