

**RICHMOND PLANNING BOARD
TUESDAY, MARCH 24, 2015
TOWN OFFICE MEETING ROOM
6:00P.M.**

AGENDA

1.0 CALL TO ORDER

Present: Larry Srock, Russ Hughes, Jeff Severance, Jessica Alexander, Tom Nugent, Ellen Kroot, Barbara Srock, Garin Peck, Rick Jones, Gary Nash and Leiandra Martin. Code Enforcement Officer, James Valley and Secretary, Laurisa Loon.

Prior to the meeting being called to order resident Gary Nash asked the board about the zoning on the White Road and if they would consider a commercial building for the purpose of an indoor sport/training facility. The board advised Mr. Nash to meet with the codes officer and start the planning board application process. The development is allowed as long as it goes through the development review process.

2.0 UNFINISHED BUSINESS

2.1 SIGNING OF FINDING OF FACT-GEO JOHNSTON

The board signed the previously approved Findings of Fact for Geo Johnston.

3.0 NEW BUSINESS

**3.1 PRE-APPLICATION MEETING-JONES ASSOCIATES
CLUSTER DEVELOPMENT-ALEXANDER REED ROAD**

Garin Peck of Jones Associates gave an overview of the proposed development. The cluster development would be on a 37 acre lot on the Alexander Reed Road consisting of 5 homes on 1 acre lots or less with a majority of the land left as common land. It will be accessed by a driveway with 50' right of way and hammer head. The homes would be approximately 500 S.F. in size. In addition there would be a common barn for the homeowners association to use. The idea of the development is minimalist living. They are in the process of finalizing the wetlands. Jessica Alexander asked if there is a possibility of more homes being added in the future. Rick Jones responded there would be no future development.

Chairman Russ Hughes advised the developers that the board would be considering this a major development, they would entertain a site walk to view the parcel, the development review process, site inventory and analysis followed by a public hearing and findings and conclusion for consideration of approval.

3.2 ELLEN KROOT-76 MAIN STREET DEMOLITION

Original filing for demolition application was on October 9, 2014. Ellen Kroot stated that the parsonage continues to deteriorate there is mold throughout the building that would cost an estimated \$56,000 to repair, the cellar is full of water. The interior of the building is being gutted and sold off. They want the building demolished. The lot cannot be sold. The land belongs to the church.

The board identified the building after consultation with the Maine Historic Preservation Commission as being in the Richmond Historic district. The board advise that they must 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. If such demonstration can be made, issuance of a permit for removal or demolition shall be delayed for a period of 180 days. They must demonstrate that they have not been able to sell the building or resource in a reasonable amount of time, the CEO has demonstrated that the building or resource presents an irreparable or unreasonable safety hazard to the public. Notices shall be posted on the premises of the building that it is either for sale or free for the taking.

4.0 CORRESPONDENCE

Codes Enforcement Officer, James Valley reviewed with the board the Change of Use Codes and why some projects fall into a category that triggers planning board approval.

James Valley informed the board that future meetings will be live streamed on Town Hall Streams.

The Planning Board has a workshop on March 31 at 6:00p.m., to review the proposed ordinance changes.

5.0 APPROVE MINUTES OF FEBRUARY 24, 2015

Larry Srock made a motion to approve the minutes of February 24, 2015, Jeff Severance seconded, motion passed (5-0).

6.0 ADJOURN

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