

Carmel Planning Board Meeting Minutes

April 3, 2023

Chair Paul (Jake) Morgan called the Planning Board to order at 5:28 P.M.

Members Present: Paul (Jake) Morgan, Gene Clavette, Zack Russell, Donald Kneeland, Troy Garland and Jessica Meek

Absent: James Stanhope

Troy Garland became a voting member at this meeting.

Code Enforcement Officer: Kevin Howell

Guests: Attorney Michael Hodgins, Malcolm Witham

Minutes: Minutes of March 1, 2023 were approved as amended. Don/Troy, 5/0

Election of Officers: Donald Kneeland motioned to nominate Gene Clavette as secretary. Gene Clavette declined. Donald Kneeland made a motion to nominate Zack Russell as secretary, Troy Garland seconded. Donald Kneeland motioned to nominate Paul (Jake) Morgan as chair, Zack Russell seconded.

Malcolm Witham Subdivision M3 L21: Malcolm Witham provided the Board a plan to expand his existing subdivision on Map 3 Lot 21. Kevin Howell, Attorney Michael Hodgins and the Board discussed what steps will need to be completed to expand Malcolm Witham's subdivision.

Subdivision Ordinance Review: Attorney Michael Hodgins discussed new updates to the proposed new Subdivision Ordinance. He plans to have a final copy available at the next Planning Board Meeting. Once the final draft is completed a public hearing will be scheduled.

Shoreland Zone Ordinance: The Board received the updated Shoreland Zone Ordinance. A public hearing will be scheduled.

Flood Plain Ordinance: Kevin Howell discussed the need to have the Board sign the new Flood Plain Ordinance by July 2023 so residents do not lose their flood insurance. A public hearing will be scheduled.

Adjournment: Chair declared the meeting adjourned at 7:07 P.M. Don/Gene, 5/0

Respectfully Submitted,

Gene Clavette & Lacey Walton