

Carmel Planning Board Meeting Minutes

January 4, 2022

Chair Paul (Jake) Morgan called Planning Board to order at 5:30 P.M.

Members present: Paul (Jake) Morgan, Gene Clavette, Donald Kneeland, Zack Russell, James Stanhope and Kevin Howell, CEO

Absent: Janice Noyes

Zack Russell became a voting member at this meeting.

Guest: Michael Hodgins

Minutes for December 6, 2021 Planning Board Meeting accepted Don/Zack 4/0

Don asked the Board if Gene Cunningham had gotten his answer about his complaint on the Subdivision/ Special Use Permit from last meeting. The understanding is he might have misinterpreted the situation and thought it would be all one permit moving the driveway was not a condition of the special use permit only the subdivision.

Subdivision Amendment Application- Tax Map 7 Lot 17-10A: Board discussed the Subdivision Amendment Application for Tax Map 7 Lot 17-10A. The applicant would like to divide the land on the Southern half into two pieces and sell to the abutter. Motion to approve the amendment, Don/ Gene 5/0 with exception if the revision is approved based upon a finding that the resulting lots meet the criteria of 30-A.M.R.S. Section 4404.

Rock Quarry/ Gravel Pit Ordinance: Kevin (CEO) let the Board know about all the information he had researched from the State's regulations and the advice he had gotten from the Town's Attorney. A rough draft of the ordinance based on discussion will be ready in the next meeting

Land use/ Subdivision Ordinance Updates: There was continued discussion on updating Town's Land Use and Subdivision Ordinances.

Chair declared meeting adjourned at 7:24P.M. Don/Jim 5/0

Respectfully submitted,

Gene Clavette & Kimberly Davis