

**TOWN OF SMITHFIELD
PLANNING BOARD MEETING MINUTES OF
SEPTEMBER 8TH, 2021**

MEMBERS PRESENT: Erik Rasmussen Ed Glasheen
David Kincaid Jo-Anne Bushey
David Merry Jr. Jodie Mosher Towle

MEMBERS EXCUSED: Michelle Taylor

MEMBERS ABSENT:

OTHERS PRESENT: Andy Marble Mike Labbe
Stephen Shoemaker Virginia Anderson
Dan & Jean Alger Ben Harnden
JoAnne Perry

7:00PM meeting was called to order and members present reviewed all documents presented to them. The chair, Erik Rasmussen noted that regular member Harold Buzzell has resigned, and the board has two new members, regular Ed Glasheen and alternate, Michelle Taylor

Minutes of the July 14th, 2021, Meeting:

David Merry Jr. motioned to accept the July 14th, 2021; minutes as corrected. David Kincaid seconded the motion. Motion passed.

Board Update/Info:

1. Dan & Jean Alger Email

Erik Rasmussen reported that he has an email that was submitted by the Alger's. He asked them if they would like to review it and discuss. The Alger's did not want to at this time.

Code Enforcement Update/Report: None

OLD BUSINESS: None

NEW BUSINESS:

1. Application for an Addition to existing Camp, Map 18 Lot 22, Harnden

Ben & Peggy Harnden submitted an application for the following; extend their existing structure by adding a staircase to loft, add a half bathroom, relocate existing bathroom, and modify existing deck. The board reviewed section 12 (C)(1) "expansions", section 12 (C)(4) "reconstruction or replacement", and section 15 (B) "principle and accessory

structures. The board also reviewed the CEO's Comment Sheets, which are on file in the property owners file Map 18 Lot 22 and have the details of the review and permit. The applicant has a permitted septic design for a 2-bedroom single dwelling that is on file. Erik Rasmussen asked for a motion to approve the application, Jo-Anne Bushey moved it. David Merry Jr. seconded the motion. Motion passed.

2. Application for a Screen Porch Addition, Map 3 Lot 28K, Rasmussen Paul

Paul Rasmussen submitted an application to add a 434sf screen porch to the existing structure. Erik Rasmussen recused himself and will be representing the application. David Merry Jr. vice chair will act as chair for this application.

The board reviewed section 15 (B) "principle and accessory structures" and the CEO's comments. The CEO comments are on file in Map 3 Lot 28K and have the details of the review and permit requirements. Ed Glasheen motioned to approve the application. David Kincaid seconded the motion. Motion passed.

3. Letter of Intent from Michael Labbe

Michael Labbe explained his letter of intent. Mr. Labbe talked about his 12' strip of water frontage and that he can not use it for his existing campground. Erik Rasmussen read from the MMA Planning Board manual section on conditional approvals, to explain that the existing campground was reviewed and approved by the Planning Board with conditional approvals and to remove that condition would be a denial of the application. The board informed Mr. Labbe that if he wanted to change the condition, he would need to submit a new application for his commercial campground. Mr. Labbe asked the board about his road frontage. Mr. Labbe wants to use 139' off from Lake View Drive and take the rest of the footage needed to create 200' off from his private road known as Rockwood Ln. The CEO stated that the town doesn't have a definite definition of what a road is that is not in Shore Land Zoning. The board informed Mr. Labbe that if he wants to know about road frontage than he would need to submit a survey plan showing what he wants to do to the CEO.

4. PB Inquiries Forms (You are required to present these on tape and let anyone discuss)

Stephen Shoemaker and JoAnne Perry asked for their inquiries to be postponed until the board acts upon an application submitted by Mike Labbe for the campground.

a. Stephen Shoemaker

b. JoAnne Perry

MEETING ADJOURNED

David Merry Jr. motioned to adjourn. David Kincaid seconded the motion. Motion passed.