Town of Corinth

Planning Commission Meeting

Approved Minutes – October 3, 2024

Members in attendance: Kerry DeWolfe (Chair), Russ Pazdro. Kimberly Remillard, Anne Margolis, Liane Allen, Kenya Lazuli (remote), Patti Rizzo (remote). **Members of the public in attendance**: Chris Preston, Michael Tagliavia, Virginia Barlow (remote).

The meeting was called to order at 7:05.

Changes to the Agenda: AM moved to add discussion of the Regional Plan to the Agenda. KD seconded. The motion was passed.

Public Comment: None

Approval of Minutes: The September Minutes were reviewed. AM moved to approve seconded by RP. The motion passed the minutes were approved.

Correspondence: The Chair received Notice of Brad Wheeler's appointment as Town Health Officer. The Washington Town Plan was received by the Town. The Regional Plan was received and sent to the members.

New Business:

1. Preston Minor Subdivision application: Chris Preston explained his request for a subdivision permit and a waiver from the requirement of road frontage. He submitted photos and a map of the parcel. He advised the PC that one of the complicating factors is the current unavailability of a surveyor to formally describe the proposed new parcel which he intends to sell to the abutting landowner, C. J. Burnet of Topsham. After hearing from Preston and reviewing the maps and discussion, KD made the following motion:

   That the PC: a grant the Applicant a waiver of: a) the requirement that the new parcel have 100 feet of frontage on a class 3 or better road; b) the requirement that a plat be presented for recording with the Town within 180 days of the issuance of the permit (sec. 5.1); and, 2) direct the Administrative Officer to issue a Minor Subdivision Permit to the Applicant subject to the following conditions:

   a. No development or construction is allowed on the new parcel,

b. The new parcel is described as the eastern 4+/- acres of existing parcel 101-0014,a, with boundaries as follows: the western boundary shall be the creek which bisects the original parcel, the northern boundary is the Corinth/ Topsham Town Line, the southern boundary is the Waits River and the eastern boundary is the existing property boundaries with parcel # 007-10518,c (Bicknell) and #114=01450 (Lydon).

c. Within 90 days of obtaining a survey of the new parcel, the Applicant must present a subdivision plat, endorsed by the PC, for recording in the land records.

The motion was seconded by LA. The motion passed. The Administrative Officer is directed to issue a permit to the Applicant with the above conditions.

2. Finances. KD submitted receipts totaling $271.23 for a printer/scanner and supplies purchased for PC use. The printer will be stored at the Town Hall. LA submitted a receipt for $159 for the annual fee for Zoom Workplace Pro obtained so that PC meetings can be accessed remotely and recorded. KD moved that the PC direct the Select Board to authorize the Treasurer to reimburse KD and LA for these expenses. RP seconded and the motion passed. Receipts are attached to these minutes.

3. Revision of Subdivision Bylaws.

Old Business:

The members continued to review the proposed revisions to the Subdivision Bylaw. Some additional language changes were made, and a decision was made not to change the existing frontage requirement. The PC was mindful of the need to make the document as clear and understandable as possible. Informally the members agreed that the revision process has reached an endpoint, but a final "clean" revised copy of the Bylaw is necessary before a vote can be taken. The chair will circulate a final draft prior to the next week so that a vote on the changes can be taken.

Added to the Agenda

The PC received (today) the copy of the TROCR proposed Regional Plan and no one had time to review it prior to the meeting. Members will review for discussion at the next meeting

The Meeting was adjourned at 8:37

NEXT MEETING: NOVEMBER 7, 2024, 7:00 pm.