

Town of Jonesport

April 17, 2018
Planning Board Minutes

Members present: Frank, Lee, Kathy, Bruce, Charlie, and Paul Iossa; CEO: Donald Woodward

Frank motioned, Lee seconded to accept the minutes of February 20, 2018; all in favor.

1. Application #703 Owner/Applicant: Calvin and Vondell Beal

Proposes: to add a 276 sq. ft. deck to their existing home

Location: 93 Main Street

Map 13 lot 63

Fees: \$25 Building Permit; \$100 CEO

Frank motioned, Paul seconded to accept the application; all in favor.

Permit # 1154 was issued.

2. Complaint from David Lamson against construction currently being done on Jonesport Avenue (Map 013 Lot 041-001).

David was not present. His sister, Debbie, was here in his stead. David's complaint was that the project was too close to the road. However, his complaint was null and void because that area is private. (See Town Tax Maps). CES and Carl Mayhew have also surveyed the area.

The Board also addressed a letter from abutter, Cynthia Beauvias. Her complaint was that the project was too close to her property line. The Board issues permits; it does not repeal them. The Board did agree to meet, along with CEO and property owners, on April 20, 2018 at 1:30 p.m. to see if the permit has been violated. If so, the matter will need to be worked out between property owners or taken to the Board of Appeals.

Misc.

Discussion concerning the need of two signatures on the HHE-200.

It has become a great concern that many of the HHE-200s do not have the required inspection required signature. This becomes an issue with the DEP, when buying and/or selling a property, and inconsistency for the Planning Board requirements.

Therefore the following motion was made by Lee and seconded by Kathy. Frank, on behalf of the Planning Board, would meet with the Selectmen to request that all plumbing fees come

through the Town. The plumbing inspector would then get paid from the Town as each step was completed. One signature would be needed as LPI approval, one signature midway through the project, and one signature upon the final inspection.

Until this change can be made, any building permit for a new structure with plumbing, must have a valid HHE-200 with the LPI's approval signature and the LPI's inspection signature. Without these two signatures, a conditional permit could be approved but held until the required signatures were met.

CEO to address the planning board about regulations concerning fuel tanks.

The Planning Board would only be concerned about the coverage of the tank (whether or not it would be greater than 100 square feet). All other issues would be the State Fire Marshall and the DEP's concern.

CEO brought the Board's attention that Mr. Lapinski was replacing his trailer with the same footprint. He would be placing a cement slab under it. No permit would be needed.

CEO also mentioned the possibility of the Emerson house on Bluenose Street being torn down and replaced. This would be grandfathered as long as the rebuild was the same footprint and the was done within one year of the old house being removed.

Dixon Smith questioned whether a permit would be needed to move his house back 15 feet and put a new basement under it. Because he is moving it off the footprint, a full permit will be needed. However, if a new basement is the only change to the structure of the house, an HHE-200 would not be needed.

Motion was made and seconded to adjourn; all in favor.

Meeting adjourned at 9:30 p.m.

Minutes by: TJM