

**SIDNEY PLANNING BOARD
MINUTES FROM JANUARY 2, 2024**

MEMBERS PRESENT: **KATE WILLIS** (*Interim Chair*)
BOB CHAPUT
MAURA GAMMANS
TOM MCAVOY (*arrived at 7:04pm*)
DEBRA SIMMONS
MARY BLASCHKE - *Sec / Alt*

Kate Willis calls the meeting to order at 7pm. The first item of business is the minutes from 12/04/2023. Debra Simmons motions to approve the minutes, Bob Chaput 2nds the motion, 4 for /1 absent (TM).

John Newton is on the agenda with an application for an “after the fact” automotive repair shop at 18 Philbrick Road, Map 47 Lot 25-A. John has been running this business for a few years and had worked with Sidney’s former CEO, Gary Fuller when he was seeking his State Inspection license so, he assumed that everything was in order. He repairs automobiles and does small engine repair from his garage. The waste oil that he collects is discarded into 55-gallon barrels and picked up by a couple residents who use biofuel. He has a small sign at the roadway and tries to keep business to a minimum due to the activity on the road. When he does tire installation, he has the customer take their tires so that he does not need to dispose of them. John is placed on the agenda for the next meeting on January 16; abutters will be notified.

The board continues to discuss proposed changes and additions to the ordinances for the Town Meeting. A public hearing will need to be advertised well in advance to notify the residents of the meeting. Mary will clarify with the Clerk’s office on the timeframe she has to work with for advertising.

Bob Chaput motions to adjourn the meeting at 7:41pm, Maura Gammans 2nd the motion, unanimous.

**SIDNEY PLANNING BOARD
MINUTES FROM JANUARY 22, 2024**

**MEMBERS PRESENT: TOM MCAVOY
MAURA GAMMANS
DEBRA SIMMONS
KATE WILLIS
MARY BLASCHKE - Sec / Alt**

MEMBERS ABSENT: BOB CHAPUT

Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 1/02/2024. Tom McAvoy motioned to approve the minutes, Debra Simmons 2nds the motion, 4 for/ 1 absent (BC). Due to the snowstorm on 1/16/24 the board has chosen tonight as a makeup date.

John Newton is on the agenda with an application for an “after the fact” automotive repair shop at 18 Philbrick Road, Map 47 Lot 25-A. The abutters have been notified and there is no one present for the meeting. The board reviews his application and there are no outstanding issues. Kate Willis motions to approve the application as presented, Debra Simmons 2nds the motion, 4 for/ 1 absent (BC). The application is approved, signed, and fees are paid.

The board tightens up the wording on the Solar Energy System Ordinance, the Accessory Dwelling Unit Ordinance, and increases the topcoat of paving on new roads. Mary will make the changes and bring them back for review before the Public Hearing that is scheduled for February 12th.

Debra Simmons motioned to adjourn the meeting at 8:15pm, Kate Willis 2nds the motion, 4 for/ 1 absent (BC).

**SIDNEY PLANNING BOARD
MINUTES FROM FEBRUARY 5, 2024**

**MEMBERS PRESENT: TOM MCAVOY
BOB CHAPUT
MAURA GAMMANS
DEBRA SIMMONS
MARY BLASCHKE - Sec / Alt**

MEMBERS ABSENT: KATE WILLIS

Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 1/22/2024. Debra Simmons motioned to approve the minutes, Tom McAvoy 2nds the motion, 3 for/ 1 abstains (BC) / 1 absent (KW).

Mary has changed some wording in the ordinances and the board reviews them with the Code Enforcement Officer, Keegan Ballard. Small changes are made to the Solar Energy System Ordinance, finalizing the definitions, setbacks and buffers requirements. Some changes are made to the portion of the Zoning Ordinance to replace terms for Accessory Apartment with ADU verbiage. Keegan thinks that these changes will satisfy the State's mandated requirements of LD 2003. The standards for new public road construction are changed to reflect 3" of base and 2" of topcoat.

The board will hold their public hearing next Monday, February 12th to review each proposed addition/change with the Board of Selectmen and the general public.

Bob Chaput motions to adjourn the meeting at 8:19pm, Debra Simmons 2nds the motion, 4 for / 1 absent (KW).

**SIDNEY PLANNING BOARD
PUBLIC HEARING
MINUTES FROM FEBRUARY 12, 2024**

**MEMBERS PRESENT: TOM MCAVOY
BOB CHAPUT
MAURA GAMMANS
DEBRA SIMMONS
KATE WILLIS
MARY BLASCHKE - Sec / Alt**

Tom McAvoy calls the Public Hearing to order at 7pm. Many residents and the Board of Selectmen are in attendance. Below is the agenda discussed at the meeting.

NEW ORDINANCES

Solar Energy System Ordinance – Much discussion with regards to the system size definitions, setback requirements and decommissioning plan

Solid Waste Storage Ordinance- CEO Keegan Ballard explains why he is presenting the ordinance. Minor changes are made.

AMENDMENTS TO CURRENT ORDINANCES

Administrative Ordinance

Remove Permit fees- Residents question why the Selectmen would remove the right for residents to vote on fee schedules. John Whitcomb explains that the fees, as they are, do not cover all the services being provided and leaving it up to the residents may end up hurting the town financially if not passed.

Zoning Ordinance

Definitions

*Remove Accessory Apartment
Add Accessory Dwelling Unit (ADU)
Add Solar related definitions*

Districts and Uses, Table 1

*Remove Accessory Apartment
Add Accessory Dwelling Unit (ADU)*

Performance Standards

*Remove Accessory Apartment term
Insert Accessory Dwelling Unit (ADU)*

A few questions are asked and are answered that this is a state mandated change to fulfill LD 2003.

Street Standards for Public Road / Streets

*Change paving thickness specifications -
Add MEDOT material specifications*

Street Standards for Commercial Road

*Change paving thickness specifications
Add MEDOT material specifications*

There are roads in subdivisions that have taken a beating from heavy construction equipment during the different developmental stages of a project. The town accepts a portion of a road that later has pavement issues and early deterioration. There is much discussion on whether the increase in thickness will alleviate the issues or whether a third-party inspector needs to inspect roads during construction to be sure proper compacting and such has been done. Ordinance change remains as presented.

Kate Willis motions to close the Public Hearing at 8:41pm, Bob Chaput 2nds the motion, unanimous.

**SIDNEY PLANNING BOARD
MINUTES FROM FEBRUARY 20, 2024**

MEMBERS PRESENT: TOM MCAVOY - *Chairman*
BOB CHAPUT
MAURA GAMMANS
DEBRA SIMMONS
KATE WILLIS
MARY BLASCHKE - *Sec / Alt*

Tom McAvoy calls the meeting to order at 7:07pm. The first item of business are the minutes from 2/05/2024 and the Public Hearing from 2/12/2024. Kate Willis motioned to approve the minutes, Tom McAvoy 2nd the motion, unanimous.

The board has made a few changes to the proposed ordinances after input from the residents at the public hearing. All the changes are reviewed and finalized for submission to the Warrant for Town Meeting.

Kate Willis motioned to adjourn the meeting at 7:45pm, Bob Chaput 2nd the motion, unanimous.

**SIDNEY PLANNING BOARD
MINUTES FROM MARCH 4th, 2024**

NO MEETING DUE TO LACK OF AN AGENDA

**SIDNEY PLANNING BOARD
MINUTES FROM MARCH 18, 2024**

MEMBERS PRESENT: TOM MCAVOY - *Chairman*
BOB CHAPUT
MAURA GAMMANS
DEBRA SIMMONS
KATE WILLIS
MARY BLASCHKE - *Sec / Alt*

Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 2/20/2024. Bob Chaput motioned to approve the minutes, Debra Simmons 2nd the motion, unanimous.

The first and only application to review this evening is from **Craig Green** seeking to replace a shed at his property at 506 Sunflower Lane, Map 51 Lot 41. The 208 square foot shed that he previously had was destroyed during a storm in late December of 2024. The proposed shed will be a bit smaller than the previous one, 160 square feet, and be placed on the opposite side of the property near the easterly boundary. The shed will be no closer to the water than the previous one and he has no plans to run water or electricity to the structure but will use it for storing boating equipment. Craig is placed on the agenda for the next meeting on April 1st; abutters will be notified.

The board discusses Town Meeting and how to answer any questions pertaining to the changes. Everyone is confident in the changes being made and how to address residents if asked.

Bob Chaput motioned to adjourn the meeting at 7:36pm, Kate Willis 2nd the motion, unanimous.

**SIDNEY PLANNING BOARD
MINUTES FROM APRIL 1, 2024**

**MEMBERS PRESENT: TOM MCAVOY
BOB CHAPUT
MAURA GAMMANS
DEBRA SIMMONS
MARY BLASCHKE - *Sec / Alt***

MEMBERS ABSENT: KATE WILLIS

Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 3/18/2024. Debra Simmons motioned to approve the minutes, Tom McAvoy 2nd the motion, 4 for/ 1 absent (KW).

Craig Green is on the agenda with an application to replace a shed at his property at 506 Sunflower Lane, Map 51 Lot 41. The abutters have been notified and there is no one present for the meeting. There have been no changes made to the application since the previous meeting. Craig is seeking to place the shed on the easterly border of his property, and it will be no closer to the lake. The board reviews his application and there are no outstanding issues. Bob Chaput motions to approve the application as presented, Tom McAvoy 2^{nds} the motion, 4 for/ 1 absent (KW). The application is approved, signed, and fees are paid.

The board discusses the outcome from the Town Meeting. A resident has asked to meet with the board in the upcoming months to discuss possible changes to the solar ordinance.

Bob Chaput motioned to adjourn the meeting at 7:15pm, Tom McAvoy 2nd the motion, unanimous.

**SIDNEY PLANNING BOARD
MINUTES FROM APRIL 16th, 2024**

NO MEETING DUE TO LACK OF AN AGENDA

**SIDNEY PLANNING BOARD
MINUTES FROM MAY 6, 2024**

MEMBERS PRESENT: **TOM MCAVOY** *Chairman*
DEBRA SIMMONS
KATE WILLIS
MARY BLASCHKE - *Sec / Alt*

MEMBERS ABSENT: **BOB CHAPUT**
MAURA GAMMANS

Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 4/06/2024. Debra Simmons motioned to approve the minutes, Kate Willis 2nd the motion, 4 for/ 2 absent (BC, MG).

Micheal Deraps is on the agenda to discuss a change in plans that were approved in September of 2023 to a remove and rebuild an existing cottage at 68 Poppy Lane, Map 37 Lot 19. Originally the cottage would be removed and replaced with a stick-built home with a total proposed square footage of 1,808. The price of building new structures still being quite high he has opted to have a modular home brought in with 1,742 square feet, well under the allowance. The board decides that this is not a change that requires notification of abutters since the previous plans were approved and the new home is smaller. Kate Willis motions to approve the application, Debra Simmons 2^{nds} the motion, 4 for / 2 absent (BC, MG). The application is approved and signed.

John Wiggin is present with the draft for an amendment to the Heather Lane Subdivision on Map 15. The board approved a revision to the project in January of 2023. That approval was contingent upon the relocation of the Wade cabin, that belonged to the music camp and sat on Lot C. John explains that moving the cabin is not possible due to the structure being more than 90 years old. The proposed plan is to leave the cabin on Lot C and have the owners of the property, Eric and Christa Johnson, lease out the building to the music camp. Plans are being made for a new dorm and then the cabin will be torn down. There were initial concerns that Lot C would now have two dwellings, but the cabin is a bunk house only and does not meet the definition of a dwelling. Lots C, D, F, and G have all had boundary line changes and there is an additional lot H. Lot H is a house that belonged to John's parents that he is breaking off from the NEMC property. John

will have a finalized set of plans made and the abutters will be notified of the meeting on May 20th.

Debra Simmons motioned to adjourn the meeting at 7:50pm, Kate Willis 2nd the motion, 4 for / 2 absent (BC, MG).

**SIDNEY PLANNING BOARD
MINUTES FROM MAY 20, 2024**

MEMBERS PRESENT: KATE WILLIS *Interim Chairman*
MAURA GAMMANS
DEBRA SIMMONS
MARY BLASCHKE - *Sec / Alt*

MEMBERS ABSENT: TOM MCAVOY
BOB CHAPUT

Kate Willis calls the meeting to order at 7pm. The first item of business is the minutes from 5/06/2024. Debra Simmons motioned to approve the minutes, Maura Gammans 2nd the motion, 4 for/ 2 absent (TM, BC).

John Wiggin is first on the agenda with the final plans for an amendment to the Heather Lane Subdivision on Map 15. The plans include leaving the Wade cabin on Lot C and having the owners of the property, Eric and Christa Johnson, lease out the building to the music camp. Plans are being made for a new dorm and then the cabin will be torn down. Lots of C, D, F, and G have all had boundary line changes and there is an additional lot H. Lot H is a house that belonged to John's parents that he is breaking off from the NEMC property. The plans are reviewed and are ready to move forward with approval. Debra Simmons motions to approve the plans as presented, Maura Gammans 2nd the motion, 4 for/ 2 absent (TM, BC). The amendment is approved, and the plans are signed. John will be in the office tomorrow to pay the fees.

Asset Development is next on the agenda, being represented by Jim Coffin, of Coffin Engineering. This meeting is the preliminary review of a subdivision plan to develop land off Mia Ridge, Map 23. There was a lot of talk in town prior to the meeting and many Mia Ridge residents are present. Mary informs those present that since this is the preliminary meeting and the first time the board has seen the plans, no questions from residents will be taken. They will be notified when the plans have been formalized and can voice concerns at that time.

Phase I of the development, Grandview Estates, will include 7 duplex lots. They have opted to start the project small so as not to trigger any additional DEP permits or impact any wetlands. They have contacted a traffic consultant to review the

impact of the additional traffic onto the Middle Road. Each lot has the required 2 acres and 300' of frontage. Kate reminds Jim that a natural buffering will be required between lots. Vaughn Clark will be putting together the test pits and is currently a couple weeks out. Jim is expecting to come back with more complete set of plans by the end of June. He will reach out to Mary when he is ready to be placed on the agenda.

The board discusses a few items of business regarding past applications and brings Debra up to speed on items that she was not present for or familiar with.

Kate Willis motions to adjourn the meeting at 7:43pm, Debra Simmons 2nds the motion, 4 for / 2 absent (TM, BC).

**SIDNEY PLANNING BOARD
MINUTES FROM JUNE 3, 2024**

MEMBERS PRESENT: TOM MCAVOY *Chairman*
MAURA GAMMANS
KATE WILLIS
MARY BLASCHKE - *Sec / Alt*

MEMBERS ABSENT: BOB CHAPUT
DEBRA SIMMONS

Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 5/20/2024. Kate Willis motioned to approve the minutes, Mary Blaschke 2nd the motion, 4 for/ 2 absent (BC, DS).

Kirstin and Tyler McQuillan are on the agenda with an application to convert the former Bella Point Residential Care Facility into a multi-family dwelling, 888 Pond Road, Map 37 Lot 14. They are proposing an 8-unit project, offering 3 – 1 bedroom units and 5-2 bedroom units. Paperwork will be submitted to A.E. Hodsdon for approval on the layout and all units will have sprinkler systems and be Lifesafety Code compliant. The septic system is new, being replaced in 2018 with a complete non-engineered system. The facility has a paved parking area with 20 parking spaces already available. Mary makes a copy of the purchase sale agreement to keep in their file, as the property is under contract and not finalized. They are placed on the agenda for the next meeting on June 17; abutters will be notified.

The board briefly discusses applications being submitted for review. Kate Willis motioned to adjourn the meeting at 7:36pm, Tom McAvoy 2nd the motion, 4 for / 2 absent (BC, DS).