

**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**

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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 2<sup>nd</sup> 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**

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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 12<sup>th</sup>.

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**

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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 12<sup>th</sup> 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**

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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***

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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 2<sup>nd</sup> 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 2<sup>nd</sup> the motion, unanimous.

**SIDNEY PLANNING BOARD  
MINUTES FROM MARCH 4<sup>th</sup>, 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***

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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 2<sup>nd</sup> 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 1<sup>st</sup>; 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 2<sup>nd</sup> 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**

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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 2<sup>nd</sup> 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<sup>nds</sup> 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 2<sup>nd</sup> the motion, unanimous.

**SIDNEY PLANNING BOARD  
MINUTES FROM APRIL 16<sup>th</sup>, 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**

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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 2<sup>nd</sup> 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<sup>nds</sup> 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 20<sup>th</sup>.

Debra Simmons motioned to adjourn the meeting at 7:50pm, Kate Willis 2<sup>nd</sup> 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

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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 2<sup>nd</sup> 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 2<sup>nd</sup> 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

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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 2<sup>nd</sup> 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 2<sup>nd</sup> the motion, 4 for / 2 absent (BC, DS).

**SIDNEY PLANNING BOARD  
MINUTES FROM JUNE 17, 2024**

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

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 6/03/2024. Kate Willis motioned to approve the minutes, Maura Gammans 2<sup>nd</sup> the motion, unanimous.

The first item on the agenda is an application from **Kirstin and Tyler McQuillan** to convert the former Bella Point Residential Care facility to a multi-family dwelling; 888 Pond Road Map 37 Lot 14. The abutters have been notified and some are present for the meeting. Kate Willis takes a moment to address those present and to review the way in which the meeting will be conducted. The board wants to have their concerns heard and addressed in an orderly fashion. Bob Chaput was not present for the initial meeting and took a few minutes to review the file. The proposed project is for 3 – 1-bedroom units and 5 – 2-bedroom. The ordinance governing multi-family dwellings requires an initial one-acre base and then a half-acre for each bedroom. Doing the calculations for this the required amount of acreage would need to be 7.5 acres and the property consists of only 7. Tyler and Kirstin decide to downsize a unit and have 4 – 1-bedroom and 4 – 2-bedroom units, dropping a single bedroom, to comply. A new stamped septic design will be required to show change of use from a care facility to the multi-family dwelling as part of the Lifesafety code requirements. There are already many parking spaces to accommodate tenants and guests.

Abutters are now asked if they have any questions or concerns on the project. Rick Gaudet is the direct abutter to the north, with Poppy Lane separating the two properties. The following are a few of the concerns he has -

- Have the water and septic issues have been corrected, as there were problems in the past? *Kirstin was unaware of the problems but will have inspections of the systems before the purchase is finalized.*



- What will each unit provide? *Each unit will have a kitchen, living space, bedroom(s), and bathroom.*
- Will there be age restrictions? *There will be no age restrictions in place, but she expects these units to appeal to the retired community looking to downsize.*
- Will there be rules in place to prevent extended family and friends moving into units with the tenant(s)? *Kirstin explains how they run their other properties, and that each tenant will be given a lease with specific rules. They have been renting properties for more than 20 years and have had very few problems or evictions.*

Abutters Barbara Pray and Kelly McFadden have spoken with Kirstin and Tyler and are comfortable with the application. With no further questions from either the abutters or the board, Kate Willis motioned to approve the application, Bob Chaput 2<sup>nd</sup> the motion, unanimous. The application is approved, signed and the fees are paid.

The final application this evening is from **Asset Development, LLC**, being represented by Jim Coffin, of Coffin Engineering, for 4 duplex units, Map 23 Lot 4. Present also is Bobby Miller, co-owner of Asset Development, and his lawyer, Paul Driscoll. This meeting is the second review of the subdivision plans off Mia Ridge, Map 23. The abutters have been notified and many residents are present for the meeting. The preliminary plans were for 7 duplex units, and they have dropped it down to 4 units. They have downsized this phase so that additional permitting would not be triggered by DEP and a traffic study would not yet be required. Jim explains the layout of the lots, road length, and the storm water treatment plan with the two retainment ponds. It is the goal of Asset Development to have Phase I completed by fall with any earth moving projects so that they can begin working on Phase II. During that phase they will be submitting the entire parcel for buildout to DEP for review. It is their intention to build the

roadways to town specifications for future acceptance by the town. There is much discussion revolving around the verbiage of duplexes and condos and how the land will be used by the owners and how the town will view them for taxation purposes. Bob Chaput asks that a road survey be done to track the construction vehicles and the amount of damage that they may cause to the existing roadways in the development.

Many of the Mia Ridge residents are present for the meeting and are asked if they have questions and/or concerns.

- Kelly Ayers would like to know what impact this will have on the school system and emergency services. *The board cannot answer to either concern. Abutter and member of the Sidney Rescue Department, John Adams, states that emergency services are currently strapped and adding homes will increase the price per capita for Delta services.*
- Danielle Burbank asks if they plan to sell homes and then build them or build and then sell and will they have an association? *They will most likely be doing both depending on the demand. An organized association will be established.*
- Jared Genest asks how long until all phases of the development are completed and what types of homes are they offering? *Bobby expects the project to take 8-10 years to complete and is expecting to build and sell a mix of duplexes and single-family homes. He also discusses the quality of the homes that will be built.*
- Kate Christian has concerns with the development only having a single entrance. *Bobby Miller understands the concern and a traffic study will be done to find ways to minimize issues. Kate Willis asks Jim Coffin to describe what goes into completing a traffic study.*
- Fire Chief Richard Jandreau asks if the retaining ponds will be usable by the fire department. *Bobby Miller states that it certainly is something that can be looked at.*

The board reviews the checklist for the subdivision and minimal changes are needed. Paul Driscoll states that they will provide a bond for the road before construction.

Jim Coffin will let Mary know if they will be ready with finalized plans for the next meeting on July 1. Kate Willis motioned to adjourn the meeting at 9:23pm, Tom McAvoy 2<sup>nd</sup> the motion, unanimous.

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

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

**MEMBERS ABSENT:** MAURA GAMMANS  
DEBRA SIMMONS

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 6/17/2024. Kate Willis motioned to approve the minutes, Bob Chaput 2<sup>nd</sup> the motion, 4 for / 2 absent (MG, DS).

The first item on the agenda is an application from **Andy Volinsky** to replace a set of wooden stairs down to the shore of Messalonskee Lake at his property, 37 Gardenia Lane, Map 6 Lot 4. Andy purchased the property in April of this year and the wooden stairs that lead to their dock on the lake have rotted and are falling apart. His plan is to replace the rotting stairs with a set made of aluminum, like those offered by ShoreMaster. He has filed for a Permit by Rule with DEP to meet their requirements of the project. The board has no further questions and Andy is placed on the agenda for the next meeting on July 15<sup>th</sup>; abutters will be notified.

Kate Willis brings up a concern with the amount of growth that the town is having and how subdivision roads are affected by that growth. The application used for subdivisions has a section focused on additional areas of consideration for the board. There is much discussion on these areas and whether they should stay of the application or be removed.

Kate Willis motioned to adjourn the meeting at 7:22pm, Tom McAvoy 2<sup>nd</sup> the motion, 4 for / 2 absent (MG, DS).

**SIDNEY PLANNING BOARD  
MINUTES FROM JULY 15, 2024**

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

**MEMBERS ABSENT:** BOB CHAPUT

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 6/17/2024. Kate Willis motioned to approve the minutes, Debra Simmons 2<sup>nd</sup> the motion, 4 for / 1 absent (BC).

Andy Volinsky is first on the agenda with an application to replace a set of wooden stairs down to the shore of Messalonskee Lake at his property, 37 Gardenia Lane, Map 6 Lot 4. The abutters have been notified and none are present for the meeting. There have been no changes to the application since the previous meeting. Mr. Volinsky has completed additional paperwork and approved for a Permit by Rule with the DEP. The board has no further questions regarding the application, Kate Willis motioned to approve the application, Debra Simmons 2<sup>nd</sup> the motion, 4 for / 1 absent (BC). The application is approved, signed and the fees are paid.

Asset Development, LLC, being represented by Jim Coffin, of Coffin Engineering, for 4 duplex units, Map 23 Lot 4. Present also are Bobby Miller, President of Asset Development, and his lawyer, Paul Driscoll. Jim presents a revised set of plans for Phase I of Grandview Heights Subdivision. The total acreage in this phase is 10.68 acres, with 5 acres disturbed and under 1 acre of impervious soil. Packets provided to the board include but not limited to the following information on preliminary soils test, underdrained soil filters for stormwater runoff, letter from a licensed well driller, report from the Department Agriculture, Inland Fisheries and Wildlife, and the Homeowners Association Bylaws. During the previous meeting the Fire Chief Richard Jandreau had requested a fire pond be placed that would aid the department be created. Jim explains that it is their intent to include the fire pond in the next phase of the project. Topo contours are on a separate page, as they would have made the plans

too cluttered and busy. Kate Willis asks where they are in the wetland delineations review. Jim provides a preview of the map with the wetland flags that will need to be reviewed further.

Bill LaFlamme would like to address the board with questions for a relative that is a direct abutter. How much land is being disturbed in this phase of the project? *Jim states less than 5 acres will be disturbed and under 1 acre of impervious.* Do they have any information on whether the area can support several new wells? *A letter from a licensed well driller has been provided stating there is adequate water supply for the area.*

There are no further questions from the board or abutters. Kate Willis motions to approve the plans, Debra Simmons 2<sup>nd</sup> the motion, 4 for/ 1 absent (BC). The plans are approved, signed and the fees are paid.

The board discusses the Shady Brook mobile home park and updates on their bridge design with the CEO, Keegan Ballard. The original design was more expensive than they had planned so they are working with the engineer to develop a new option and are waiting for reports back from the Army Corps of Engineers.

Debra Simmons motions to adjourn the meeting at 8:04pm, Kate Willis 2<sup>nd</sup> the motion, 4 for / 1 absent (BC).

**SIDNEY PLANNING BOARD  
MINUTES FROM AUGUST 5<sup>th</sup>, 2024**

**NO MEETING DUE TO LACK OF AN AGENDA**

**SIDNEY PLANNING BOARD  
MINUTES FROM AUGUST 19, 2024**

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

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 7/15/2024. Kate Willis motions to approve the minutes, Debra Simmons 2nds the motion, 4 for/ 1 abstain (BC).

**Michael Langan** is present with an application for a woodworking business at 3 Granite Drive, Map 69 Lot 2-A-4. Michael and his wife both retired from the military and purchased the property in April of this year. The scope of his business would be manufacturing wood products to sell at farmers markets, online sales and customers on sight would be rare. He would be utilizing the garage for the workspace and has no plans for any new construction. Kate feels that even though no customers will be coming onsite, that the abutters should still be notified. Michael is placed on the agenda for the next meeting on September 3, 2024, and Mary will notify the abutters.

The board and CEO Nate Smart discuss the bridge in the Shady Brook mobile home park. Based on a text message from former CEO Keegan Ballard it is assumed that the Army Corp of Engineers is all set with the bridge construction site. Mary will reach out to the engineer, Jim Coffin, for an update on when he is coming to the board for review.

Bob Chaput motions to adjourn the meeting at 7:29pm, Tom McAvoy 2<sup>nd</sup> the motion, unanimous.



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

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

**MEMBERS ABSENT:** MAURA GAMMANS

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 8/19/2024. Bob Chaput motioned to approve the minutes, Kate Willis 2<sup>nd</sup> the motion, 4 for / 1 absent (MG).

**Michael Langan** is first on the agenda and is not present. There are two abutters present, Mark Dostie and Laura Charest, who have a few questions. They are wondering what the scope of the business is and whether there will be increased traffic to the property. The board explains that Michael has stated that he will be primarily selling his wood products at fairs, markets, and online. Having actual buyers come to his home would be rare. They have no other concerns with the application when the board reviews it. The board will move forward with the next person on the agenda and address his application if he joins the meeting.

**Asset Development, LLC**, being represented by Jim Coffin, of Coffin Engineering, is present with a preliminary plan for an amendment to a recently approved phase for the High Ridge Estates subdivision, Map 23 Lot 4. Realtors in Portland have reported that there does not seem to be much interest in the duplex plan. Due to this trend, they feel that presenting amended plans for 14 single family homes would be more marketable for Sidney. The proposed road now extends further for approximately 3,900 square feet still making a 90 degree turn on Tyler Drive of to the west and swinging south. There is also the option for an off shoot of Tyler Drive to connect back around to Joey's Way and possibly take some traffic off Mia Ridge. Kate Willis asks if the retention pond that was requested by the Fire Chief can be worked into this plan. Jim believes that it can be placed and will work on that. He informs the board that there is one lot that will impact wetlands to build. The test pits will need to be done so it could be a couple

of weeks before they are ready with a set of plans. Mary will wait to hear from Jim before contacting the abutters.

Again, the board and CEO Nate Smart discuss the bridge in the Shady Brook mobile home park. Photos are provided by Nate for the board to review and see the setup of the culvert. There is much discussion surrounding this issue and what areas of responsibility fall upon the town. This will continue to be on the town's radar for updates.

Kate Willis motions to adjourn the meeting at 8:00pm, Debra Simmons 2<sup>nd</sup> the motion, 4 for / 1 absent (MG).

**\*AMENDED\***  
**SIDNEY PLANNING BOARD**  
**MINUTES FROM SEPTEMBER 3, 2024**

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

**MEMBERS ABSENT:** MAURA GAMMANS

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 8/19/2024. Bob Chaput motioned to approve the minutes, Kate Willis 2<sup>nd</sup> the motion, 4 for / 1 absent (MG).

**Michael Langan** is first on the agenda and is not present. There are two abutters present, Mark Dostie and Laura Charest, who have a few questions. They are wondering what the scope of the business is and whether there will be increased traffic to the property. The board explains that Michael has stated that he will be primarily selling his wood products at fairs, markets, and online. Having actual buyers come to his home would be rare. They have no other concerns with the application when the board reviews it. The board will move forward with the next person on the agenda and address his application if he joins the meeting.

**Asset Development, LLC**, being represented by Jim Coffin, of Coffin Engineering, is present with a preliminary plan for an amendment to a recently approved phase for the Grandview Estates subdivision, Map 23 Lot 4. Realtors in Portland have reported that there does not seem to be much interest in the duplex plan. Due to this trend, they feel that presenting amended plans for 14 single family homes would be more marketable for Sidney. The proposed road now extends further for approximately 3,900 square feet still making a 90 degree turn on Tyler Drive off to the west and swinging south. There is also the option for an off shoot of Tyler Drive to connect back around to Joey's Way and possibly take some traffic off Mia Ridge. Kate Willis asks if the retention pond that was requested by the Fire Chief can be worked into this plan. Jim believes that it can be placed and will work on that. He informs the board that there is one lot that will impact wetlands to build. The test pits will need to be done so it could be a couple

of weeks before they are ready with a set of plans. Mary will wait to hear from Jim before contacting the abutters.

Again, the board and CEO Nate Smart discuss the bridge in the Shady Brook mobile home park. Photos are provided by Nate for the board to review and see the setup of the culvert. There is much discussion surrounding this issue and what areas of responsibility fall upon the town. This will continue to be on the town's radar for updates.

Kate Willis motions to adjourn the meeting at 8:00pm, Debra Simmons 2<sup>nd</sup> the motion, 4 for / 1 absent (MG).

**SIDNEY PLANNING BOARD  
MINUTES FROM SEPTEMBER 16<sup>th</sup>, 2024**

**NO MEETING DUE TO LACK OF AN AGENDA**

**SIDNEY PLANNING BOARD  
MINUTES FROM OCTOBER 7, 2024**

**MEMBERS PRESENT:** **KATE WILLIS** *Interim Chair*  
**MAURA GAMMANS**  
**MARY BLASCHKE** - *Sec / Alt*

**MEMBERS ABSENT:** **TOM MCAVOY**  
**BOB CHAPUT**  
**DEBRA SIMMONS**

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Kate Willis calls the meeting to order at 7:02pm. The first item of business is the minutes from 9/03/2024. Maura Gammans motioned to approve the minutes, Mary Blaschke 2<sup>nd</sup> the motion, 3 for / 3 absent (TM, BC, DS).

The first item on the agenda is an application from **Cassey Tondreau** to open a bakery stand at 2323 Middle Road, Map 65 Lot 13-A. She plans to provide a variety of baked goods including cookies, breads, and pastries which can be ordered online and then picked up at the farmstand. She may also offer delivery service on orders as well. There is plenty of space to place the stand with adequate parking off the road for patrons picking up their orders. This property is owned by her parents, Pam and Reggie Tondreau, and she has provided a letter of consent from them. Cassey is placed on the agenda for the next meeting on October 21<sup>st</sup>; abutters will be notified.

**Jill Kingsbury** is present with an application for a daycare center 2841 Middle Road, Map 41 Lot 9. Currently the building on the property is utilized as an auto mechanic business and will be vacant soon. She would like to renovate the space for a daycare center to accommodate 20 – 30 children. This property is owned by her mother, Linda Kingsbury, and she has provided a letter of consent. The property offers approximately 20 parking spaces and there is an area behind the building away from the road that will be fenced in for the children. The State of Maine will be the governing force in this application and the board has no further questions. Jill is placed on the agenda for the next meeting; abutters will be notified.

**Wes McNaughton** presents an application for a gravel pit on the southeast end of Sidney off the West River Road, Map 68 Lot 6. This property sits on the banks of the Kennebec River and is approximately 30 acres in size. Wes would like to

utilize 5 acres of this lot for a gravel pit. Wes states that at this time it will be for personal use for his business but may open it to others in the future. Due to its location, it is classified as a River Shore District and possibly Resource Protection and those guidelines will apply. The property has an old tote road coming off the West River Road that leads down to where he wants to have the pit and there is some discussion on sight distance for heavy equipment entering and exiting the property. This is the first step in the process and the State will have other requirements in the licensing process. Wes is placed on the agenda for the next meeting; abutters will be notified.

The final applicant this evening is **Asset Development**, Inc, being represented by Jim Coffin, Coffin Engineering, and co-owner of the company, Bobby Miller, with an amendment to the Grandview Estates subdivision, Map 23 Lot 4. Jim presents the plans for the 14 lot single family homes as opposed to the duplex plans previously approved earlier this year. The market for new homes in Sidney appears to show the desire for single family homes instead of the duplex design. Kate questions Jim on the location for the fire retention pond that was discussed at the previous meeting. Jim states his recollection of the conversation surrounding the fire pond and placing it in a future phase. The board asks that the pond be placed in this phase as requested in the prior meeting. The utilities will be a mix of both below ground and once around the corner on the lower portion of the phase they will be above ground.

Abutter Kelly Ayers asks why they have chosen to have above ground service and if other homes in the area will lose power if a portion of this phase has wires come down. Jim is not positive about this and will investigate it.

While reviewing the plans it is found that not all road names have been marked on the plans. Jim has been asked to attend the next meeting with an updated set of plans.

At the close of the meeting there is much discussion between the board and Nate Smart, Code Enforcement Officer, regarding regulations and ordinances in Sidney and properties reviewed by the board that were later found to be in violation.

Kate Willis motioned to adjourn the meeting at 8:33pm, Mary Blaschke 2<sup>nd</sup> the motion, 3 for / 3 absent (TM, BC, DS).

**SIDNEY PLANNING BOARD  
MINUTES FROM OCTOBER 21, 2024**

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

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Tom McAvoy calls the meeting to order at 6:58pm. The first item of business is the minutes from 10/07/2024. Kate Willis motioned to approve the minutes, Debra Simmons 2<sup>nd</sup> the motion, unanimous. The board now revisits the minutes of 9/3/24 to reflect the change in the name of the Asset Development's subdivision from Grandview to High Ridge Estates. Bob Chaput motions to amend the minutes of 9/3/24, Kate Willis 2<sup>nds</sup> the motion, unanimous.

**Robert and Pamela Lundquist** are first on the agenda with a Shoreland Zoning application to construct a deck on their cottage at 318 Hosta Lane North, Map 15 Lot 3. The walkway into the camp needs to be replaced and they would also like to build a new deck facing the lake. The camp sits back approximately 70' from the highwater mark of Messalonskee Lake. The board informs them that no new construction is allowed towards the lake within 100' of the shore. If they have not had an increase in the size of the cottage since 1989 then they would be able to utilize up to a 30% increase. There is some discussion on this, and Mary will need to research the property cards on file. They are placed on the agenda for the next meeting on November 4; abutters will be notified.

Next is **Cassey Tondreau** with an application to open a bakery stand at 2323 Middle Road, Map 65 Lot 13-A. The abutters have been notified and there are none present for the meeting. There have been no changes to the application since the previous meeting and the board has no further questions. Kate Willis motions to approve the application as presented, Debra Simmons 2<sup>nds</sup> the motion, unanimous. The application is approved, signed, and fees are paid.

**Jill Kingsbury** is present to continue the review of her application for a daycare center at 2841 Middle Road, Map 41 Lot 9. Abutters have been notified and none are in attendance. Jill has spoken to some of the abutters personally and they do not have any concerns. There are no changes to the application since the previous meeting and the board has no further comment. Debra Simmons motioned to



approve the application as presented, Kate Willis 2<sup>nd</sup> the motion, unanimous. The application is approved, signed, and fees are paid.

Next on the agenda is **Wes McNaughton** with an application for a gravel pit off the West River Road, Map 68 Lot 6. The abutters were notified of the meeting and board member, Maura Gammans, is an abutter to the application. There was some discussion at the previous meeting on how much of the property was in Resource Protection and if it would affect the location of the proposed gravel pit. Wes and Nate Smart walked the lower portion of the property and approximately one quarter of it falls within Resource Protection on the north side of lot. The proposed pit location is more than 75' from the Kennebec River and more than 300' from the beginning of the Resource Protection area. It will take a long time to utilize the gravel in a 5-acre area and he will need to go to the State for additional permitting when it reaches that point. Wes has placed a call into MEDOT to discuss moving the access road but has not received a return call. With no further question, Kate Willis motioned to approve the application, Debra Simmons 2<sup>nd</sup> the motion, unanimous. The application is approved, signed, and fees are paid.

Jim Coffin, Coffin Engineering, is the final applicant this evening representing **Asset Development, Inc.**, with the final plans for an amendment to the Grandview Estates subdivision, Map 23 Lot 4. There were a couple things missing from the plans at the previous meeting and Jim was asked to return with these corrected. Jim reviews the plans, pointing out the addition of road names and the location of the "fire pond". The lot where the pond has been placed will have a drainage easement to ensure it's intended use. Jim confirms with the board the ordinance governing signs and that his client would like to place large signs promoting these new lots. Kate Willis motioned to approve the plans as presented, Debra Simmons 2<sup>nd</sup> the motion, unanimous. The plans are approved, signed, and the fees are paid.

The board and Nate Smart, Sidney CEO, briefly discuss a land use violation in town that is currently under investigation by the Maine Department of Environmental Protection. The board would like notification on when the homeowner has been notified of the violations. Since the DEP is working on this, there is no need for the board to send a Notice of Violation. Nate will keep the board up to date on any changes.

Debra Simmons motioned to adjourn the meeting at 8:05pm, Bob Chaput 2<sup>nd</sup> the motion, unanimous.

**SIDNEY PLANNING BOARD  
MINUTES FROM NOVEMBER 4, 2024**

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

**MEMBERS ABSENT:** KATE WILLIS

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 10/21/24. Bob Chaput motioned to approve the minutes, Debra Simmons 2<sup>nd</sup> the motion, 4 for / 1 absent (KW).

**Scott Brown** is first on the agenda and is not present for the meeting currently. The board moves to the next applicant on the agenda.

Matt McGowan is representing his father, **David McGowan**, with a Shoreland Zoning application to replace an existing wooden garage floor with concrete. Matt explains that the 14' x 28' wooden floor in the garage, which sits approximately 21' from the lake, is quite worn and in need of replacement. Bob Chaput asks if the building will be jacked up to do the work. Matt states that he expects that the contractor, Dana Labbe, will be jacking the garage up for the floor replacement. Chairman McAvoy asks that the contractor or company pouring the concrete be asked not to empty any additional product on the property within proximity to the lake. The McGowans have received approval on the Permit by Rule application that was submitted to the DEP. The application is placed on the agenda for the next meeting on November 18; the abutters will be notified.

**Scott Brown** has joined the meeting with a Shoreland Zoning application to build a garage on his property at 71 Milkweed Lane, Map 25 Lot 10. Scott is proposing a 24' x 24' garage to be constructed. The lot is small and believes he should be able to place the new building just beyond the 100' zone from the shore. He provides a diagram showing the layout of the property. Currently there are three other outbuildings that he will be removing to make room. Due to the narrow area available to him he is told to double check the measurements to be sure he will make all the required setbacks. The application is placed on the agenda for the next meeting on November 18<sup>th</sup> and the abutters will be notified.

There is discussion with the Code Enforcement Officer on another application and whether it meets requirements for an addition.

Bob Chaput motions to adjourn the meeting at 7:39pm, Debra Simmons 2<sup>nd</sup> the motion, 4 for / 1 absent (KW).

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

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

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Tom McAvoy calls the meeting to order at 7pm. The first item of business is the minutes from 1/04/2024. Bob Chaput motioned to approve the minutes, Kate Willis 2<sup>nd</sup> the motion, unanimous.

Matt McGowan is representing his father, David McGowan, with a Shoreland Zoning application to replace an existing wooden garage floor with concrete. This is the second review of the application; the abutters were notified, and none are present for the meeting. Kate reviews the information from the previous meeting to acquaint herself with the application. There are no further questions from the board. Bob Chaput motions to approve the application as presented, Debra Simmons 2<sup>nds</sup> the motion, unanimous. The application is approved, signed, and the fees are paid.

Scott Brown is next on the agenda with a Shoreland Zoning application to build a garage on his property at 71 Milkweed Lane, Map 25 Lot 10. The abutters have been notified and none are present for the meeting. Due to the size of the lot CEO Nate Smart stopped in a took some preliminary measurements. The front of the existing bunk house is approximately 88' from the shoreline. There is much talk about what his options are for building a garage. Kate and Nate review historical photos of the area and the sheds were present before 1989. He would like to remove the two sheds, both being 96 square feet and add that footage to the 289 square feet of bunk house, which would come to 481. He would then be allowed a 30% increase of 144.3 square feet for a total allowance of 625.3 square feet. The building is to be no closer to the lake and must be able to meet all other setbacks. These will be the formal conditions placed on the application. Kate Willis motioned to approve the application with said conditions, Bob Chaput 2<sup>nds</sup> the motion, unanimous. The application is approved, signed and the fees are paid.

Pamela Lundquist is present for continued review of her application to replace existing walkway and add a new deck to her cottage at 318 Hosta Lane North, Map 15 Lot 30. Research on the property shows that it has exhausted the 30% increase that is allowed. The structure sits approximately 85' from the shoreline so the board offers the possibility of adding a deck to the side of the camp beginning at the 100' mark. This would allow them to build the desired deck and remain in compliance with regulations for Shoreland

Zoning. Bob Chaput motioned to approve the application, Debra Simmons 2nds the motion, unanimous. The application is approved, signed, and fees are paid.

Ralph Addonizio is present to represent **Novel Energy Solutions, LLC**, with an application for a solar array off the Middle Road, Map 41 Lot 15: owners John and Rebecca Philbrick. Plans are provided for the 996-kW array that is to be set more than 1,000' from the Middle Road. This will be a 25-year lease with the ability for a 5-year extension. Under the town's recently adopted solar ordinance, this array would be classified in the medium size category. The panels tilt and move with the sun for the greatest efficiency.

While reviewing the Stormwater Management Plan, Kate Willis asks if they have an erosion and sediment control plan for the access road leading to the site. There is no plan for ditching along the road, and this is a concern for members of the board with such a great length of impervious soil.

Debra Simmons asks about the type of conduit they will be running underground and whether there will be some type of berm for the lithium batteries, how many there are, and how the batteries are stored. Ralph will get more detailed information on this from the engineers.

Fire Chief Richard Jandreau is in attendance for the meeting and asks a few questions surrounding the grid, the batteries and cutting power to the system. The Chief does not believe there will be a need for a fire break but would like them to put a laydown yard into the plans.

Ralph will have the company make the following additions-

- Erosion control plan for the 50' access road
- Decommissioning Plan
- Soils tests results
- Lease Agreement with property owners

He will submit the plans to be reviewed at the next meeting on December 2nd. If all is in order the abutters will be notified for the December 16th meeting. The board informs Ralph that he does not need to be present during the review on December 2<sup>nd</sup>.

Bob Chaput motioned to adjourn the meeting at 9:20pm, Debra Simmons 2<sup>nd</sup> the motion, unanimous.