

**LIMERICK PLANNING BOARD-Approved Feb 19, 2013**

**Minutes November 20, 2012**

Dave Coleman, Andrews Ivey, Adam Wardwell, Aaron Carroll and Frank Carroll II were all present.

**INFORMATIONAL MEETING:**

Dave went over the night agenda and opened the informational meeting to gather input on changes to the Single Family Seasonal Zone.

Dave asked the code enforcement officer, Norm Hutchins to give a brief overview of why he had requested that changes be made in the SFS Zone. Norm gave some background that involves at least some 21 homeowners that are living year round in Lake Arrowhead with lot sizes less than the required 35,000 sq. feet. When banks call for information on properties they question why these homes need to be sold for seasonal use only and this is creating problems with these landowners in selling their property. Norm stated that his solution to the problem would be to convert to the Farm Forest Residential Zone all lots beyond the Shoreland Zone and making these lots a required 60,000 sq. ft. for year round living.

FR Carroll Sr. stated that he feels 1 ½ acres is too large and these lots should be required to have 40,000 sq. feet instead of 60,000 sq. feet.

There ensued a lengthy back and forth discussion between Mr. Carroll and Norm.

The following people signed the sign it sheet: Judith LePage, Dean LePage, Francis R. Carroll Sr., Denise Benton, Shelley Burbank and Don Diamond.

Norm continued by stating that in Lake Arrowhead the town may want to consider expanding the existing permit for seasonal conversion in the Shoreland Zoning area to include those lots outside of the Shoreland Zone.

Aaron Carroll stated that this may be the easiest way to resolve the problem.

Dave read the following information:

**Permit for Seasonal Conversion.**

Before converting a seasonal dwelling which is located in the Shoreland Zoning Area, as defined in Title 38, section 435, to a year-round or principal dwelling, a conversion permit must be obtained from the local plumbing inspector. A seasonal conversion permit shall not be approved if a holding tank is used as a means of waste water disposal or

storage. The inspector shall issue a permit for conversion of a seasonal dwelling to a year-round or principal dwelling if one of the following conditions is met:

- A. A subsurface waste water disposal application, completed after July 1, 194, exists indicating that the dwelling's waste water disposal system substantially complies with departmental rules and applicable municipal ordinances, provided that the disposal system was installed with the required permit and certificate of approval;
- B. A replacement for an existing waste water disposal system has been constructed so that it substantially complies with departmental rules and applicable municipal ordinances; or
- C. The dwelling unit's waste water is connected to an approved sanitary sewer system.

Aaron Carroll stated that he was really not in favor of lowering the square footage requirement and reminded everyone that the town had sold many lots to abutters so that they would comply with the zoning and if that requirement was lowered those people who bought lots would not be happy.

There was discussion on the possibility of amending all the Lake Arrowhead subdivision maps to alleviate the problem as well as just dropping the word seasonal from the zone title. The majority of those attending seemed to be not in favor of lowering the square footage below the current 35,000 sq. feet presently required in Lake Arrowhead for year-round living. Others present showed concerned that smaller lots may not be welcomed by those owners who use currently use their dwellings on a seasonal basis.

Don Diamond owns two lots on Sokokis Lake, one with his year-round home and an abutting lot. Don stated that if anyone owns a subdivision approved lot of record and when the lot was deeded the lot was OK to be built on then the lot should be OK now.

Denise Benton asked the code officer what lot size is required in the Shoreland Zone.

Norm stated that 40,000 sq. feet is required for new lots around the lakes under Shoreland Zoning.

There was discussion concerning obtaining some legal advice and it was suggested that So Maine Regional Planning may be able to assist the town as the town does pay SMRPC annual dues.

Dave asked if there were further comments or concerns and hearing none went on to say that it was apparent that the board needs to continue to work on this issue.

Dave continued with the regular meeting agenda.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

The board signed the Findings of Facts for Dustin Johnson for his conditional use permit.

**MINUTES:**

Adam motioned and Andy seconded the motion to accept the minutes for August, September and October as presented.

Vote 5-0 In Favor

The board set the following meeting dates:

Regular meeting on Tuesday December 18, 2012 at 7:00 PM

Workshop was scheduled on Tuesday January 8, 2013 at 7:00 PM to continue working on the Single Family Seasonal issue.

**ADJOURNMENT:**

Adam motioned and Andy seconded the motion to adjourn the meeting at 8:10 PM.

Vote 5-0 In Favor

Respectfully Submitted,

Joanne L. Andrews, Secretary