

MEETING MINUTES
HOPE PLANNING BOARD
WEDNESDAY, JULY 1, 2020
6:30 p.m.
HOPE TOWN OFFICE

Call to Order: Meeting called to order at 6:34 p.m. by Chair Willauer

Members Present: Langley Willauer, Juanita Hunt, John Fallows, Lewis Merrifield, Harold Mosher, Robert Hall

Others Present: Samantha Mank, William Leppanen, Eric and Jennifer Simon

Minutes: Minutes from Oct. 2, 2019 meeting were presented. Move to accept by Hunt and seconded.

→ Vote 6-0, motion carried

Discussion of minutes for May Zoom meeting; Willauer agreed to create those and bring to the Board.

New Business

1. William Leppanen with Town Administrator and Code Enforcement Officer Mank present
 - a. Leppanen presented a (hand written) document explaining how he wants to subdivide the 17-acre parcel he inherited from his father, which includes a house and woodlot.
 - b. Leppanen wants to create a 1.2 acre lot on the Hope-Union line including shorefront on Lermond Pond. A survey plan was presented with details.
 - c. In January he approached the Town of Hope and CEO Mank said to measure across the cove for the 200' of frontage, and have 175' of frontage on Lermond Lane.
 - d. Based on this information Leppannan laid out a lot and has an interested party to purchase it. He hired Beal Surveying who advised him that the land in question was in Resource Protection.

- e. Next the Board considered a (typed) document entitled, “Mr. Leppanen has additional questions:”
- i. Willauer asked if Mank had produced the document and she answered in the affirmative.
 - ii. Willauer then presented each question to Mank, as the representative of the Town Office (answers in italics)
 1. When did this property go into Resource protection? *I don't know*
 2. Why did it go into Resource Protection? *State mandate*
 3. Is there an available tax abatement if the property is in Resource Protection? *Referred to assessor's agent, Vern Ziegler.*
 4. How was the owner (Arnold Esacy) notified that his property was going into Resource Protections? *No letters found*
 5. Who made the original proposal for the property to go into Resource Protection? *No evidence found*
 6. When did the Town vote on this proposal? *No evidence found*
 7. How does the property get out of Resource Protection? *Unknown*
- f. Hunt moved that the Board, with six members present, had a quorum. Second
- Vote 6-0, motion carried
- g. Merrifield moved that the opinion of the Board was that since at least 2014, the proposed parcel was in Resource Protection. Second.
- Vote 6-0, motion carried
- h. Merrifield remembered that the State of Maine came in and essentially mandated lands for Resource Protection and that the Board has no authority to take it out.
- i. Fallows remembered that Shoreland Zoning letters were generated in 2010 and that there was a Resource Protection proposal in 2011. Further, Grant Watmough was the Code Enforcement Officer at that time.
- j. Fallows pointed to the Town of Hope Shoreland Zone Ordinance, page 34, section 16(E), a procedure in the regulation to allow a single-family home in a resource protection area.
- k. Fallows suggested a site walk and the Board agreed to meet at the site next Wednesday at 5 p.m.

2. Next, Eric and Jennifer Simon were introduced, Orchard Lane Subdivision
 - a. Mank provided the Board with copies of the nine-page Notice of Subdivision Decision dated September 16, 2014, signed by five Board members including current members Hunt and Fallows, detailing the decision to approve, and conditions for, the Orchard Lane Subdivision.
 - b. The Simons also provided a number of copies of the Subdivision Plan.
 - c. The Board was presented a letter from Eric & Jenny Simon stating, in part, "Updated signatures and current dates are required so that the plan may be recorded at the registry of deeds."
 - d. Eric stated, "We don't know what happened," and went on to explain that somehow their plan for their Orchard Lane Subdivision was never recorded at the Registry.
 - e. Mank stated that a mylar plan from the time of that Planning Board decision (2014) was found in the Town Office with three signatures. Further, a fully-executed paper plan was also located.
 - f. Jenny said that the Registry of Deeds would not accept a document that wasn't current, that mylars were not accepted anymore, and that folded plans could not be accepted.
 - g. Applicants requested that the Planning Board execute the new plans.
 - h. Discussion ensued. Willauer pointed out that at least some of the abbutters had changed in the intervening six years.
 - i. Motion by Hunt to re-execute the plans. No second.
 - j. Motion by Mosher to table the discussion and consider it next week at the time of the site walk. Second.

→ Vote 6-0, motion carried

Old Business: none

Other Business: none

Adjournment: Motion at 7:45 p.m. by Hunt to adjourn, seconded, unanimous.