

**TOWN OF DEERING  
PLANNING BOARD**

**AMENDED & APPROVED**

**Minutes**

**December 12, 2018**

Members present: Dan Goddu, Chairman; Katherine Jenkins, Vice Chairman; Beth Kelly; Sharon Simpson, Stephen Avery, John Shaw, Select board member, Stephen Walker, Alternate

Public present: Tyler Robison, Jennifer McCourt; McCourt Engineering Assoc, PLLC

The meeting was opened at 7:05 pm.

Tyler Robison brought copies of his lot line adjustment plan to be signed for Map 246, Lot 7 and Map 245, Lot 3.

Agenda Item #2a. Conceptual review, development in the Watershed Overlay District, Emory & Laura Baldwin, 517 Baldwin Road, Tax Map 235, Lot 36; repair and expansion.

Jennifer McCourt was recognized. She showed where the existing septic tank, leach field and pumping stations were located. There is a bunk house with a bedroom and bathroom and a house on the property. They want to replace the existing house and put the new one on some kind of foundation. The house needs to be more accessible as they get older and also update facilities. They would like to make a 12' wide driveway out of the existing "path" to the house, which would also be needed to bring in construction vehicles and the well driller to drill a new well. The lot area is 86K+/- sq. feet. The leach field will be replaced with a Presby Enviro system. The system will handle two bedrooms; one in the house and one in the bunk house. Chair Goddu stated that a storm water management plan will be needed and the Baldwins will need to see the road agent concerning the driveway and whether a permit is needed. Roof ridge line drainage will be necessary.

Agenda Item #2b. 2019 Deering Planning Board Meeting Schedule.

Chair Goddu showed the schedule for 2019 meeting dates. A motion was made to accept the schedule. Seconded. Ayes have it.

Agenda Item #2c. Section 4.4 Shoreland Protection and Section 4.5 Watershed Protection business.

Chair Goddu showed the drafts for the FAQ sheet and the checklist. Discussion.

There will be no workshop in December.

Agenda Item #3a. Review and approve meeting minutes for November 27, 2018 meeting.

The minutes for the November 27, 2018 meeting were reviewed. A motion was made and seconded to approve the minutes of the November 27, 2018. Ayes have it.

Agenda Item #4. Communications & Miscellaneous.

Steve Avery discussed the DES brochure and how it is outdated. He also showed an example of how many trees can be cut in the Shoreland Protection District.

Discussion about the possible need for an AirB&B ordinance.

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:20pm.

Respectfully submitted,

Linda Winters  
Planning Board Clerk