

TOWN OF WELD
Planning Board
February 9, 2022

February 12, 2022

Members Present: Naomi Doughty, Tom Wheeler, Ernestine Hutchinson, Stan Wilcox, Nancy Stowell, CEO Mike Stephenson

Conflict of Interest: None

Approval of Minutes: Ernestine made a motion to approve the minutes of the January 2022 meeting as presented. Naomi seconded. All in favor.

Old Business: None

New Business:

William A. Haslam
P.O. Box 1067
Farmington, Maine 04938
207-491-1602

Map 3 Lot 76

The application is for a new one-story, two-bedroom home with detached 'Mother-in-Law' apartment. The CEO requested that the square footage and dimensions of the project be added to the application before the meeting. The 1 plus-acre plot of land for this home was cut out of a larger parcel owned by Mike Graham. Bowley Brook is more than 100' from this project and is not included in the parcel. Because of the proximity to the brook, however, this application falls under the town's SLZ Ordinance.

The project as presented does not meet the criteria of the ordinance:

Section 15. Land Use Standards- All land use activities within the Shoreland Zone shall conform to the following provisions, if applicable. Minimum Residential Lot Size: 50,000 sq.ft. The Haslam parcel measures out to be 43,560 sq.ft. The applicant will seek to acquire more land to make this application compliant with the ordinance. There seems to be 150' road frontage as specified in the Building Ordinance, but the applicant will supply the exact measurements at the next meeting. Also in Section 15 of Land Use Standards: If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use. In other words, there cannot be two residences on one small plot. PB members suggested that the Mother-in-Law apartment be attached to the primary structure to make it one dwelling. The applicant said that the two buildings would be connected by a deck.

Tom made a motion to table this application until the next meeting. Ernestine seconded. All were in favor.

Respectfully Submitted,

Nancy Stowell, Secretary

