

Town of Glenburn  
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Planning Board Minutes  
Tuesday, August 8, 2023 at 6:30 PM

1. ROLL CALL

Present were regular members Brenda Moody, Theresa Porter, Sharon Nason, Wayne McClay, and Ed Goodwin. Associate member Thomas Wolf was also present.

2. Appointment of Chairperson and Deputy Chairperson

Wayne McClay motioned to nominate Brenda Moody as chairperson. Mrs. Moody accepted the nomination. Theresa Porter seconded the motion, and the motion was unanimously approved with a 5-0 vote.

Brenda Moody motioned to nominate Ed Goodwin as deputy chairperson. Mr. Goodwin accepted the nomination. Wayne McClay seconded the motion, and the motion was unanimously approved with a 5-0 vote.

3. Approval of the May 9, 2023 Planning Board Minutes

Sharon Nason motioned to approve the May 9, 2023 minutes as written. The motion was seconded by Theresa Porter and unanimously approved with a 5-0 vote.

4. [PB023-06] Nathan Gorham request for a Land Use Permit to lift existing structure to allow for excavation underneath the structure followed by the installation of a frost wall foundation. The property is located at 32 Kennedy Drive, Glenburn Tax Map 42/Lot 34. Shoreland Zone.

Ed Goodwin asked if the location of the septic tank on the sketch provided by the applicant is to scale. It appears to be only approximately four feet from the exterior wall. John Gorham, who was representing his son Nathan, stated that the sketch is accurate. The septic system is not far from the tank.

Wayne McClay motioned to accept this application as complete with the condition that a contractor will be named at a date prior to starting construction. The motion was seconded by Ed Goodwin and unanimously approved with a 5-0 vote.

Brenda Moody read the following criteria from Section 16(D) of the Shoreland Zoning Ordinance:

1. Will maintain safe and healthful conditions;

Positive Finding

Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.

2. Will not result in water pollution, erosion, or sedimentation to surface waters;  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.
3. Will adequately provide for the disposal of all wastewater;  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.
5. Will conserve shore cover and visual as well as actual, points of access to inland waters;  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.
6. Will protect archaeological and historic resources as designated in the Comprehensive Plan;  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.
7. Will avoid problems associated with flood plain development and use;  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.
8. Is in conformance with the provisions of Section 15, Land Use Standards;  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.
9. Meets the intent of the Comprehensive Plan, as amended.  
Positive Finding  
Motioned for approval by Sharon Nason, seconded by Theresa Porter and unanimously approved with a 5-0 vote.

Ed Goodwin motioned to grant a Land Use Permit with the condition that the CEO be notified of the contractor before work starts and the condition that a 15-foot benchmark is established. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

#### PLANNING BOARD ITEMS

There were no Planning Board items.

CEO ITEMS

There were no CEO items.

ADJOURNMENT

Wayne McClay motioned to adjourn. The motion was seconded by Sharon Nason and unanimously approved with a 5-0 vote, and the August 8, 2023 Planning Board Meeting was closed at 7:30 PM.