

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes for Monday, November 15, 2021

Present – Jeff Pierce (Chairman), Dan Hanley (Vice Chairman), Peter Elvin, Steve Stone, Dawn Pallis, Jay Cummings and Teresa Simpson (Board secretary).

Others present – Chris Cossette (Regarding Calista Vista) and Shari Lilly (recording secretary).

NOTE: As per order of the CDC and the Governor, relaxed CoVid-19 guidelines are being applied.

Meeting was opened at 6:30 p.m. by the Chairman, Jeff Pierce. The Pledge of Allegiance was recited.

ITEM #1 - Review minutes of October 18, 2021 - Dan made a motion to approve the minutes as written; Steve seconded and approved by a show of hands of all those present and voting.

Jeff requested a waive of the agenda order to allow Chris Cossette conduct business in regard to paperwork signing for the property known as Calista Vista. All members approved the request.

Mr. Cossette has brought the mylar and paper copies that are required for any changes made to property after a Conditional Use Permit has been approved. These papers need to be signed by all the Board members present once he has indicated the changes made. As the original subdivision is no longer in existence, Mr. Cossette and Kirsten Hebert (primary landowners) have merged lots 4 & 5 into one lot. Also, lots 7 - 10 have been merged to create on lot. Lot 6 belongs to someone else. Mr. Cossette added that Lot 2 is Ms. Hebert's and Lot 5 is the Hebert Family Trust. Lot 11 belongs to Mary Fabus. Other lots belong to Gerald Pepin, jr. Allan Burke and Lot 6 belongs to Mary Campbell. He said that shown on his map are property belonging to Steve Stone and Allan Burke, but they are not a part of this. He noted that he has come back to the PB for approval of the changes.

Teresa asked if the Mylar version is signed by all the Board members to be given to the Registra of Deeds. Jeff replied that the Mylar stays with the Town to make sure there has been no changes made that we are not aware of or have approved. He added that the surveyor license number is on the bottom left corner of the copies along with the signature.

Steve asked Mr. Cossette what he and Ms. Hebert's future plans are going forward. Mr. Cossette said they will do the road as they along as well as the power installation as agreed upon. They have created a HOA (Homeowners' Association) which has been registered. The PB members have requested a signed copy from all the members of the HOA for our file.

Teresa then asked if the survey has anything to do with the former contractor, John Pagurko, for building. Mr. Cossette gave a definite no, stating he is completely out of the picture.

Mr. Cossette said the subdivision is no longer in existence, but involved the original approval. Jeff said that's what the PB had to accept for the changes.

Steve mentioned that Mr. Burke is pulling out of the HOA. Mr. Cossette added they have through the vote from the members of the HOA. He has given up his rights across Lot 12 and the Common Area. He has changed his deed to reflect this. Mr. Cossette added there is one person they haven't been able to get in contact with even after numerous attempts. He stated that the HOA does have the right to foreclose if need be.

The PB members would like to have a copy of the paper indicating Mr. Burke is no longer associated with the HOA so we can have it in our files.

Steve motioned to accept the changes as presented and sign all copies for Mr. Cossette to distribute as needed. The Mylar will need to stay at the Town Office and one copy will go to the Lincoln County Registra of Deeds. A second to the motion was made and approval of the motion was unanimous by a show of hands.

Jeff requested from Mr. Cossette the following:

A copy of the Covenants

A copy of Mr. Burke's deed with the approval by the HOA for his removal from that group.

Mr. Cossette noted they are still working on the power plan. He has talked to a few power companies. He was

given a couple of suggestions from the Board members. They all wished him well and are pleased with their progress on that property.

Peter asked why Mr. Burke would want to give up his rights. It was said that Mr. Burke isn't that close and doesn't want to pay if it's not affecting him. Steve added that the number of lots is going to affect the taxes and he's never going to have access anyway due to a ditch. He added that Mr. Burke was concerned that there would be a trailer park there if it hadn't been for Chris and Kirsten purchasing the property.

ITEM #2 – Public Hearing - Richard Condon – Gravel Pit – Ludwig Road – Request for amending of existing Conditional Use Permit – Map R06, Lot 067 – Still on hold until we get the letter from our attorney saying we can persue this project. Possibly we can have him on the agenda for a December meeting.

ITEM #3 - Old Business - a.) Dresden Land Use Ordinances - Mobile Home Ordinance - Jeff said we need to have something in the ordinances that would cause the owner to pay the taxes as Mobile Homes are considered 'Titled Property'. It has become quite a problem in collecting taxes owed. He mentioned the Mobile Home Park owners have still not returned any calls that have been made by the town.

An addition to our existing mobile home ordinances - Transfer of Mobile Home - #8 Other Changes of Mobile Home Park changing ownership. We need to include Inner Park transfers. We could add a #10 - Transfer of Ownership - 'Titled Property' from the Park owner to a private individual, stating they must notify the town office within 10 days of the transfer. Failure to notify the town of said transfer, the Mobile Home Park will be held responsible for the taxes. If not done in the allotted time, the Conditional Use Permit (CUP) can be recinded and all activity at the MH park will cease.

Steve then gave an example of how he had conducted the MH park business he once owned. He developed a list of all the homeowners in his park by lot number and name which he provided to the town office where his park was located. He did this on a yearly basis and notified of any changes. He referenced the sample ordinance the Selectmen had provided, noting that it does have some good verbage, but we need to make it applicable to Dresden. He added that he would like to see an annual license renewal for the park which would need to have a list of the residents and lot numbers to be submitted to the tax collector and town clerk at the time of the license renewal so it can be referenced each year. Jeff suggested having March 1st. as the cut off date for the notifications as the new individual tax commitment is due April 1st.

It was suggested to set a fee of no less than \$250.00, but no more than \$500.00 per incident when non-compliance. Also, have the mobile home park renew the license each year, providing a list of the residents and type of home. We also need to have an in-park transfer notification. The person owning the mobile home will be responsible for the taxes. Anyone moving their home will need to have a road permit and will be required to have proof for whatever town they move it to.

Jeff said that with the ordinances we present, we will request the Select Board put an expiration date on the business license to be no more than 3 years.

Steve will work on this ordinance, give his suggestions to Shari who will then send out the draft for members input and/or approval.

ITEM #4 - New Business – Nothing at this time.

ITEM #5 – Other Business – a.) Jeff notified the members that Rebecca St. Clair, a resident who lives next door, has indicated she wants to put a Farmers' Market where they have a horse building, so she will probably be coming to the Board possibly in February to find out what they need to do. One will be to have off-road parking.

b.) Building permits - One building permit issued on the list stated Map #16, but should have been Map #06. This was a typo error.

ITEM #6 - Adjournment – Dan motioned; Peter seconded. So voted at 7:35 p.m.

Respectfully submitted,
Shari Lilly (Recording Secretary)