

PLANNING BOARD MINUTES
Special Meeting
Tuesday, January 22, 2019 @ 6:00 PM
City Hall Council Chambers

1. Call the Meeting to Order

Chair Willis called meeting to order at 6:04 pm.

2. Roll Call

Members Present: Debby Willis, Pamela Mitchel, Zachary Hanley, Joel Alexander, Barb Skelton (CEO)

Members Absent: Les Young, Diane Morabito

Also present: Michael Foster (administrative assistant), Andrew Sparks

3. Review of Meeting Minutes of November 13, 2018

Pamela Mitchel made motion to approve minutes as presented. Seconded by Zachary Hanley. All in favor, unanimous.

4. Public Hearing – Amended Subdivision Plan

Rhon J. Bell is seeking approval to divide Lot 4 at Cartonio Subdivision at Brunswick Ave on City Tax Map 7 Lot 001-004 in the Rural (R) Zoning District.

Attorney Andrew Sparks is representing Mr. Bell through Casco Bay Title Company. Attorney Sparks explained that the Anthony & Pamela Cartonio subdivision was approved in 2007 with 5 lots with restriction that lots shall not be further divided. The Cartonios sold piece of lot 4 to Mr. Bell in 2013. Lot now contains house with driveway located at 1200 Brunswick Ave. After-the-fact subdivision amendment is needed to allow division.

Barb mentioned that the Cartonios were previously advised that they needed to apply to amend subdivision, but did not file application for approval from Planning Board.

Pam asked about tie line, and legality for where property line needs to be.

Attorney Sparks pointed out that the record states that the wetland edge is property line, and tie line is approximate to show lot location and boundary.

Barb mentioned the application was received prior to revision of ordinance so it doesn't specify minor or major classification.

Chair Willis asked the board if members can hear in unbiased manner. Board members agreed they can hear in unbiased manner.



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Phone (207) 582-4200
Debby Willis, Chairperson
Michael Foster, Administrative Assistant

Public comment opened at 6:21pm.

Mr. Purington had stopped by City Hall to inquire about amended subdivision to see proposed modifications. No comment was left to present to board.

Public hearing closed at 6:22pm

Pamela Mitchel made motion for the board to accept amended subdivision plan. Seconded by Joel Alexander. All in favor. Unanimous.

5. Other business

Joel Alexander announced he will be moving out of Gardiner and will be stepping down from Planning Board in next couple months.

6. Adjourn

Pam Mitchel made motion to adjourn. Seconded by Zach Hanley. All in favor. Unanimous