

Approved
TOWN OF CUSHING
PLANNING BOARD
Minutes of Meeting
Wednesday, July 12, 2017

Board Present: Chair Dan Remian, Bob Ellis, and Frank Muddle

Board Absent: Bill Aboud and Andrew Blanchard

Staff Present: Code Officer Scott Bickford

1. Call to Order: Chair Remian called the meeting to order at 6:07 p.m. and took a roll call.

2. Walter & Joanne McNamara – 112 Stone’s Point Road – Continuation of Application for Land Use Permit to Remove an Existing Cottage, Shed, and Decks and Build a New Cottage within the 75’ Shoreland Zone Setback – Map 28 / Lot 36: Brian Austin (2A Architects) said he and the applicants had regrouped, reviewed the comments from the 5/3/17 meeting, and revised their plan. The big holdup had been the Resource Protection [RP] area with the 20% steep slopes.

On Sheet A-1.0 they had identified the steep slope area, which took up an enormous part of the back section of the property. They were now proposing to tear down the existing cottage, rebuild it, and work within the allowable 30% expansion as well. There was a flat area around the existing cottage outside the 20% slopes. The majority of the rebuilt and expanded cottage would be built over the footprint of the existing cottage, which would be removed along with the shed and decks.

Mr. Austin said Sheet A-1.0 showed a lot coverage of 13.7 % (20% allowed). Sheet A-1.2 showed the volume and area calculations. He said the 0.17-acre parcel had extreme limitations and he felt they had successfully worked around them. He pointed out and explained to the Board the proposed changes from the existing structures on Sheet A-1.0.

No vegetation would need to be removed as it was largely lawn. The new septic had been located on the plan, as requested.

The digital recording stopped at 6 minutes 49 seconds.

At the October 4, 2017 PB meeting, Board members attested that the McNamara application had been found complete and in compliance with the ordinance by a vote of 3-0-0.

Respectfully submitted,

Deborah E. Sealey
(Transcribed from the recording)
Recording Secretary