



# TOWN OF CHINA

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*Approved by Planning Board by a vote of 4-0 on June 25, 2024.*

## Planning Board Meeting

Meeting held in Meeting Room at China Town Office and via ZOOM

May 14, 2024

Begin 6:30 PM

Board members in attendance: Toni Wall, Natale Tripodi, Elaine Mather

Board members not in attendance: Michael Brown

Attendees: Carroll White, Jeff Michaud, Mark Brown, Ann Sylvester, Jo Orlando, Mary Grow, Dan Coleman, Christa Bumps, Tracy Bumps, Chuck Bumps, and Jennifer Claire

Code Enforcement Officer Nick French – Present via ZOOM

Board meeting opened by Chair Wall

Pledge of Allegiance to the American Flag

Chair Wall brought Board Member Tripodi into voting capacity.

### **Review/Approve Minutes April 9, 2024 Meeting**

- Board Member Tripodi motioned to approve minutes with edits.
- Board Member Mather seconded motion.  
All in favor. No further discussion.

### **Public Hearing - Carroll White – Conditional Use Application**

- Chair Wall closed Planning Board meeting at 6:33pm and opened public hearing at 6:33pm for the conditional use permit for the Grange Hall located in China Village. Chair Wall explained that the approval of the Grange Hall has been in process for 32 years and Mr. Carroll White came before the Planning Board in February 2024 and was denied for the conditional use permit due to lot size. Chair Wall continued to explain that Mr. White recently went before the Appeals Board to request a variance and the Appeals Board approved the variance. Chair Wall asked Mr. White to provide an overview of the project. Mr. White explained they are looking at turning the building into 4, 2-bedroom apartment units. He continued that Mr. Dan Coleman will be taking the building over and that he thinks this is a good plan for the building and the neighbors should be happy with the tenants as Mr. Coleman will make sure they are good people. Mr. White advised there will be plenty of parking for the tenants as there is an acre of land in the rear of the building. Mr. White stated that he wishes Mr. Coleman well on the project. Mr. Coleman explained it has been a pleasure working with Mr. White. He continued that the building has been for sale a few times before he decided to purchase the building. He further explained that he and his family recently moved into the village and are working on finishing the home they moved into. Mr. Coleman advised he is looking forward to bringing the Grange Hall property back to life. He advised this is not his first time being a landlord, has had other rental properties, and reiterated that the renters will be his neighbors as well. Chair Wall advised members of the community to raise their hand if they would like to talk. Ms. Ann Sylvester commented that it is a wonderful thing and will be a nice addition to the Village. Ms. Jennifer Claire commented that the apartments are a great idea for the property. Ms. Jo Orlando stated she

loves China Village and is looking forward to seeing the Grange Hall developed. Chair Wall advised she appreciated all the comments and stated that it will be great to see a past landmark restored. Chair Wall closed public hearing at 6:39pm.

- Chair Wall reopened Planning Board meeting at 6:39pm. Chair Wall explained the Planning Board has the application and the Planning Board previously reviewed and approved conditional use permit criteria #2 through #13. She continued that Criteria 1 was not approved previously as it did not meet the lot size requirements. Chair Wall advised the Planning Board has a letter from the Appeals Board for the Approval of the Variance. Chair Wall read the letter from the Appeals Board aloud.
- Chair Wall advised will need a motion to approve Criteria 1 based on approval from Board of Appeals. Board Member Mather motioned for approval of Criteria 1. Board Member Tripodi seconded motion. Unanimously approved. No further discussion. Chair Wall congratulated Mr. White on the approved conditional use permit. Mr. White thanked CEO French for all his help and thanked the Planning Board and the Appeals Board for all their help. Chair Wall advised that Mr. Coleman will work with CEO French on next steps.

#### **Review of Chapter 2 – Section 6 Land Use Ordinance**

- Chair Wall requested that they postpone discussion to the next Planning Board meeting when Board Member Brown can be in attendance.

#### **Jeffery Michaud application**

- Chair Wall opened discussion on application from Jeffery Michaud regarding timber harvesting. Mr. Michaud explained he worked on a lot owned by the Bilodeau's and was thinning the wood lot. Chair Wall questioned harvest in resource protection? Mr. Mark Brown advised of initial GAS work and explained the body of water has lowered and some acres have now become a stream. Mr. Michaud explained there was a manmade dam and Mr. Brown explained the connection to China Lake. Chair Wall inquired into the logging area on map and asked for an explanation about what is inside the zone? Mr. Michaud explained he has owned the property for 20 years and the last time the wood lot was thinned was 1984. He continued that the property needs attention but the resource area has increased. Mr. Michaud explained there is so much timber that is dying, that he would like to get cleaned up to improve the wood lot. Mr. Brown advised of report from IFW. He continued that the Resource Protection has regulations regarding leaving different age classes of trees and by removing the decaying trees they will improve the overall health of the lot. Mr. Brown continued that he feels the zone has shrunk and advised the area maybe a marsh area, but the high-water mark has moved. Mr. Michaud explained the lot really needs to be cleaned up. Chair Wall asked for explanation for request to go into the resource protection area. Recommendations were provided with the application. Chair Wall inquired if they would continue to chip-up debris? Mr. Michaud advised they would continue to chip any debris. Mr. Brown advised he has a wood lot in Vassalboro and is a forester. He further explained that the process of maintaining a woodlot is hard work and Mother Nature is not gentle. Chair Wall inquired into timeline and if it would interfere with bird nesting time and if there are no nesting herons? It was advised that cleaning up the forest is healthy and beneficial to everything including wildlife. Mr. Brown advised could possibly have nesting ducks. Mr. Michaud explained there will not be a lot of dead snags and the ducks just use reed grass. Mr. Brown explained the amount of time to create a rookery is roughly an 80-year cycle and then the birds will move on. Mr. Brown confirmed there would be nothing in the way of disturbances for nesting fowl. Mr. Michaud explained they will not be doing anything to the property until next winter since the property is still very wet. CEO French advised the Planning Board just needs to take a vote to approve and he will draft approval to be signed to allow for salvage timber in the resource protection area. Board Member Mather motioned for approval for salvage timber to be cut in Resource Protection. Board Member Tripodi seconded motion. Unanimously approved. It was advised the approval will be mailed. Mr. Michaud inquired if he would need to do the same for the Resource Protection area on the Bilodeau property. CEO French confirmed will need to do the same thing for that project and will need to get another report from IFW. Mr. Michaud explained the brook on the property goes into China Lake. Mr. Michaud explained he will be giving a piece of the property to his niece to build on and that will be the only home on the property.

### **CEO Report**

- CEO French advised he is still in the process of tracking down home occupation businesses that need permits.
- He also advised the Planning Board there could be another subdivision application for area on Neck Rd. He continued to advise that he has not received anything yet and explained the location of the property is on the corner of Stanley and Neck Roads.

### **Planning Board Members Comments and Communications**

- Chair Wall and Board Member Mather advised they attended the Select Board meeting where they went over the warrant items.
- Chair Wall explained they will need to cancel June 11<sup>th</sup> meeting since it is election day and CEO French will not be in town that day. She continued the Town Office building will be in use for voting and ballots. Board Member Tripodi motioned to cancel the June 11, 2024 meeting. Board Member Mather seconded motion. Unanimously approved. No further discussion.
- There was discussion of rescheduling to May 28<sup>th</sup> but the Select Board has a meeting scheduled for May 28, 2024 since May 27, 2024 is a holiday. The Planning Board approved to cancel the May 28, 2024 meeting.

### **Future Schedule and Adjourn**

Next Planning Board Meeting: June 25, 2024

Motion to adjourn meeting made by Board Member Mather

Motion seconded by Board Member Tripodi

There was no further discussion and the motion to adjourn was unanimously approved.

Respectfully Submitted,  
Dawn Kilgore  
Planning Board Secretary