

**Town of Portland Planning Board  
Meeting Minutes  
October 24, 2023  
7:30 PM**

The meeting of the Planning Board was called to order on Tuesday, October 24, 2023 at 7:30 PM by Chairman Dale Carlson.

Board Members Present

Dale Carlson

Bob Patterson

Harold Smith

CEO – Wendy Spinnuza

Community Members Present:

Chris Byler – Thayer Rd.

Dan Byler – Thayer Rd.

The minutes from the meeting from August 22, 2023 were approved on a motion made by Bob Patterson and 2<sup>nd</sup> by Harold Smith (3/0).

The Code Enforcement Report for the month of September was reviewed. Chairman Dale Carlson asked about the Doggy Daycare on Route 5 – still progressing; also asked about the Solar Project – Working on the Decommissioning Bond with the Town Attorney.

Continuing with old business, the Rodriguez fence on West Avenue has been resolved at this time. Ms. Rodrigues told CEO Spinuzza if the neighbors want to put up a fence that's fine.

Moving on to New Business, Chris and Dan Byler of Thayer Road are requesting a Special Use Permit to operate a mill on the property they purchased on Finley Road. CEO Spinuzza stated the code is very confusing. After a discussion, it was determined that it will be a new build and none of the members present had any issues. Bob Patterson made a motion to issue the permit. This was 2<sup>nd</sup> by Harold Smith and approved (3/0).

Attorney Greg Drab sent a request for a subdivision on Tastor Lane for Patrick Wheeler. He would like to create 3 additional lots on the existing parcel. There was a discussion about water and sewer and it was decided that it was accessible in that area. Dale Carlson stated there was nothing stopping a minor subdivision as they are buildable sites. On a motion made by Harold Smith and 2<sup>nd</sup> by Bob Patterson, the subdivision was approved to create 3 additional sites.

Under additional business, Dale Carlson told Harold Smith that he is at a loss with the Comprehensive Plan. Bob Patterson stated he spoke with John Ames and everything was turned over to the Town. CEO Spinuzza stated Supervisor Rich Lewis and Town Attorney Joel Seacrest had a meeting regarding the plan. Bob Patterson stated there are changes to the codes that are not in the Code Books.

Harold Smith asked what is going on with Hip Camp. CEO Spinuzza stated she received a call back from Corban Meleen. He stated he will eliminate one of the campsites.

CEO Spinuzza stated Marion Jordan (21 Brix) came in for a sign permit for the construction project. She stated that the code is confusing when it comes to temporary signs. She reached out to Town Attorney Seacrest. It was concluded that the request needs to go in front of the Zoning Board of Appeals for a Variance.

With no further business to be discusses, the next meeting will be held on November 28, 2023 at 7:30 PM. The meeting was adjourned on a motion made by Bob Patterson and 2<sup>nd</sup> by Harold Smith at 8:01 PM.

Respectfully,  
Amber McIntyre  
Planning Board Secretary