

TOWN OF JEFFERSON PLANNING BOARD
Meeting Minutes
September 1, 2026

Members Present: Bill Farren (Chair), Dana Clark, Joan Jackson, Gary Olsen

Members Absent: Joe Russano

Others Present: Jim & Sue Barker, Greg Briggs, Darryl Flagg

Chair Bill Farren called the meeting to order at 6:00 PM.

Bill shared the August 4, 2026 meeting minutes and provided an update on Action Items.

Bill moved to **APPROVE** the minutes as submitted. Second by Dana. All in favor, 3-0

PUBLIC COMMENT

Darryl Flagg (Map 039 Lot 032; 59 Flagg Road) asked about the feasibility of demolishing the current structure and rebuilding based on measurements he provided. Bill advised the Board cannot provide definitive answers without a completed permit application but could provide some feedback.

Darryl's written plans included square footage for a loft. Dana advised that loft square footage does not count in expansion calculations because it is the footprint of the structure, not volume. This would include the space on the ground taken up by any approved structure. This would be well represented on the property card (which was not available for the meeting).

Darryl asked Bill if he could review the property card's square footage and get back with him if there were notable differences in square footage calculations of the current structures.

Action Item: Bill to review the property card and provide feedback to Darryl.

Update: On September 10th, Bill met with Darryl to review square footage from the property card as follows:

Original structure	792 SF
Boat shed	154
Storage shed	100
Wood deck	88
One story frame	60
Wood deck	32
Eaves	<u>TBD</u>
Total	1226 SF

Bill pointed out the oversized eaves in the picture of the cottage and advised Darryl that eave SF could be calculated and added to the overall footprint square footage. Bill also advised that the peak of the roof cannot exceed 20 feet since it is within 75 feet of the shoreline.

NEW BUSINESS

Jim & Sue Barker (Map 039 Lot 038-010) 56 Lake Farm Circle

Jim and Greg described the project as a rebuild of a previously demolished cottage and will be expanded approximately 30%. Site lines to the lake for neighbors to the west will be preserved in accordance with their bylaws and as verified by Damariscotta Lake Cottage Condominium Association (DLCCA) members.

When this project was discussed at last month's meeting, Bill advised Greg (builder representing owners) that the Planning Board would require approval from the DLCCA and evidence from the DLCCA that allows for a 30% expansion. Otherwise, such expansions may be in violation of the Maine Condominium Act. In the meanwhile, Bill reached out to the DLCCA Board Chair, Cathie Kimball, who then forwarded a copy of the DLCCA Declaration and bylaws that indeed allows for 30% expansion on page 26.

Bill moved to **APPROVE** the permit with the condition it not be built any closer to the protected stream than the previous cottage. Second by Dana. All in favor, 4-0

OLD BUSINESS

Proposal for Septic System Inspection for Shoreland Zone Properties

Bill provided an update he had with the Kezar Lake Watershed Association's President on their efforts to have the town of Lovell adopt a septic system ordinance at its next annual town meeting.

Bill noted he has sufficient information to respond to the Select Board on the Action Item below. The Board confirmed that Bill should now follow-up with the Select Board to see if they would allow for such a warrant article.

Action Item: Bill to research the Select Board's questions (the town's liability for failed septic systems and how would it be enforced) with the city of Auburn and the town of Lovell who are working on a similar tract.

OTHER BUSINESS

Bill provided a brief update on the following inquiries he dealt with since the last meeting:

- Tree Cutting Permit – Robert & Rose Fealy, 76 Limerick Lane
- Inquiry on Map 029 Lot 069, "0" Libby Rd 0.1 acre: Grandfather status
- Inquiry on Map 029 Lots 055 & 056, end of Libby Rd

ADJOURNMENT

Bill moved to **ADJOURN** the meeting at 7:00 PM. Second by Joan. All in favor 4-0.
Next meeting: October 6, 2026 at 6:00 PM in the town office.

Respectfully submitted,

Bill

Bill Farren, Chair

William Farren

William Farren

Dana Clark

Dana Clark

Joan Jackson

Joan Jackson

Gary Olsen

Gary Olsen

Joe Russano

Absent