



TOWN OFFICE
15 School Street
Rangeley, Maine 04970

PLANNING BOARD

Leon Libby, Chairman
Noel Dolbier, Vice-Chairman
Leo Cerminara
Peter Krauss
Jonathan Lewis
Reid Wischnowsky (Alternate)
Breck Parker, CEO/Advisor
Marti Belt, Secretary

December 11, 2024
6:00 PM Public Hearing & Regular Meeting
Meeting Minutes

Board Members: Lee Libby, Leo Cerminara, Peter Krauss, Jon Lewis, Reid Wischnowsky (Noel Dolbier absent)

Staff: Breck Parker, Marti Belt

Please see sign in sheet for public attendees

6:00 PM Public Hearing: Conditional Use Permit 2198 Main Street – Map 004 Lot 015-A

- 1. Open Public Hearing – 6:00 PM**
- 2. Close Public Hearing – 6:05 PM**

Regular Meeting:

1. Open the Meeting – 6:05 PM
2. Pledge of Allegiance
3. Declare a Quorum and Disclose Conflict of Interest
4. Adjustments to the Agenda – None
5. Public to Speak on a Non-Agenda Item - None
6. Review of Minutes
 - November 13, 2024 – Regular Meeting
 - Jon Lewis motion to accept minutes as written
 - Leo Cerminara second. **Vote 5-0**
7. Correspondence - None
8. New Business
 - Conditional Use Permit – 19 Orgonon Circle, Map 011, Lot 003
 - Jon Lewis motion to accept application as complete
 - Leo Cerminara second **Vote 5-0**
 - Public Hearing scheduled for January 08, 2025, at 6:00 PM
9. Continuing Business
 - Shoreland Zoning Application – 60 South Bog Road, Map 024, Lot 013
 - Lee Libby motion to approve application without conditions.
 - Jon Lewis second **Vote 5-0**
 - Shoreland Zoning Application: 100 Chestnut Lane, Map 043, Lot 015
 - Lee Libby motion to approve application without conditions.
 - Jon Lewis second. **Vote 5-0**
 - Shoreland Zoning Application – 3432 Main Street, Map 007, Lot 003
 - Lee Libby motion to approve application without conditions.
 - Jon Lewis second. **Vote 5-0**
 - Conditional Use Permit Application – 2198 Main Street, Map 004, Lot 015A
 - Reid Wischnowsky motion to deny Conditional Use Permit application.
 - Jon Lewis second. **Vote 4-1**
10. Next Meeting – January 08, 2025, at 6:00 PM.
11. Adjourn Meeting
 - Jon Lewis motion to adjourn at 7:02 PM
 - Reid Wischnowsky second. **Vote 5-0**

**These minutes are not verbatim. Please see Town of Rangeley's YouTube page for video* MAB*