



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

April 09, 2025
6:00 PM Public Hearing & Regular Meeting
Meeting Minutes

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

Staff: Breck Parker

Please see sign in sheet for public attendees

5:00 Site Visit: 663 Bald Mountain Road, Map 023, Lot 004

6:00 PM Public Hearing: Conditional Use Permit 2301 Main Street – Map 038 Lot 037

1. **Open Public Hearing – 6:00 PM**
2. **Close Public Hearing – 6:16 PM**

Regular Meeting:

1. Open the Meeting – 6:16 PM
2. Pledge of Allegiance
3. Declare a Quorum and Disclose Conflict of Interest – None
4. Adjustments to the Agenda – None
5. Public to Speak on a Non-Agenda Item - None
6. Review of Minutes
 - March 26, 2025 – Regular Meeting
 - Noel Dolbier motion to accept minutes as written
 - Jon Lewis second. **Vote 5-0**
7. Correspondence - None
8. New Business
 - Shoreland Zoning Permit Application – 31 Copeland Way, Map 043, Lot 004
 - Jon Lewis motion to accept application as complete.
 - Peter Krauss second. **Vote 5-0**
 - Site visit scheduled for April 23, 2025, at 4:30 PM
 - Shoreland Zoning Permit Application – 80 Chestnut Lane, Map 043, Lot 012
 - Jon Lewis motion to accept application as complete.
 - Noel Dolbier second. **Vote 5-0**
 - Site visit scheduled for April 23, 2025, directly following visit to 31 Copeland Way
 - Shoreland Zoning Permit Application – 10 Richardson Street, Map 037, Lot 007
 - Noel Dolbier motion to accept application as complete.
 - Jon Lewis second. **Vote 5-0**
 - Site visit scheduled for April 23, 2025, at 5:15 PM
 - Conditional Use Permit Application – 15 School Street, Map 036, Lot 025
 - Jon Lewis motion to accept application as complete.
 - Noel Dolbier second. **Vote 5-0**
 - Public Hearing scheduled for April 23, 2025 at 6:00 PM
9. Continuing Business
 - Shoreland Zoning Permit Application – 663 Bald Mountain Road, Map 023, Lot 004
 - Noel Dolbier motion to deny application because the house can be moved back to the 100 foot setback requirement.

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

- Jon Lewis second. **Vote 5-0**
 - Conditional Use Permit Application – 2301 Main Street, Map 038, Lot 037
 - Lee Libby motion to grant application pending approval from Sewer Commission.
 - Jon Lewis second. **Vote 5-0**
 - First draft – Signs, Chapter 38.10
 - Item tabled until May 14, 2025, meeting to give board time to research changes and other town's ordinances.
10. Next Meeting – April 23, 2025, at 6:00 PM.
11. Adjourn Meeting
- Noel Dolbier motion to adjourn at 7:05 PM
 - Peter Krauss second. **Vote 5-0**