



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 23, 2025
6:00 PM Public Hearing & Regular Meeting
Meeting Minutes

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

Staff: Marti Belt, Breck Parker

Please see sign in sheet for public attendees

4:30 Site Visit: 31 Copeland Way, Map 043, Lot 004, 80 Chestnut Lane, Map 043, Lot 012 immediately following

5:15 Site Visit: 10 Richardson Street, Map 037, Lot 007

6:00 PM Public Hearing: Conditional Use Permit 15 School Street – Map 036 Lot 025

1. **Open Public Hearing – 6:00 PM**
2. **Close Public Hearing – 6:03 PM**

Regular Meeting:

1. Open the Meeting – 6:03 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
 - April 09, 2025 – Regular Meeting
 - Jon Lewis motion to accept minutes as written
 - Peter Krauss second. **Vote 5-0**
7. Correspondence – None
8. New Business
 - Shoreland Zoning Permit Application – 33 Carry Road, Map 006, Lot 002-009
 - Jon Lewis motion to accept application as complete
 - Reid Wischnowsky second **Vote 5-0**
 - Site Visit scheduled for May 14, 2025, at 5:30 PM
9. Continuing Business
 - Shoreland Zoning Permit Application – 31 Copeland Way, Map 043, Lot 004
 - Lee Libby motion to grant application without conditions.
 - Jon Lewis second. **Vote 5-0**
 - Shoreland Zoning Permit Application – 80 Chestnut Lane, Map 043, Lot 012
 - Lee Libby motion to grant application without conditions.
 - Reid Wischnowsky second. **Vote 5-0**
 - Shoreland Zoning Permit Application – 10 Richardson Street, Map 037, Lot 007
 - Lee Libby motion to grant application, pending completion of Flood Plain application.
 - Reid Wischnowsky second. **Vote 5-0**
 - Conditional Use Permit Application – 15 School Street, Map 036, Lot 025
 - Lee Libby motion to grant application without conditions.
 - Reid Wischnowsky 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 – May 14, 2025, at 6:00 PM.

11. Adjourn Meeting

- Reid Wischnowsky motion to adjourn at 6:22 PM
- Lee Libby second.

Vote 5-0