



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

May 14, 2025
6:00 PM 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

5:30 Site Visit: 33 Carry Road, Map 006, Lot 002-009

1. Open the Meeting – 6:00 PM
2. Pledge of Allegiance
3. Declare a Quorum and Disclose Conflict of Interest – P. Krauss to recuse during New Business
4. Adjustments to the Agenda – None
5. Public to Speak on a Non-Agenda Item - None
6. Review of Minutes
 - April 23, 2025 – Regular Meeting
 - Jon Lewis motion to accept minutes as written
 - Noel Dolbier second. **Vote 5-0**
7. Correspondence – None
8. New Business
 - Conditional Use Permit Application – 2742 Main Street, Map 035, Lot 022
 - Jon Lewis motion to accept application as complete
 - Reid Wischnowsky second **Vote 5-0**
 - Public Hearing scheduled for May 28, 2025, at 6:00 PM
9. Continuing Business
 - Shoreland Zoning Permit Application – 33 Carry Road, Map 006, Lot 002-009
 - Lee Libby motion to grant application without conditions.
 - Jon Lewis second. **Vote 5-0**
 - First draft – Signs, Chapter 38.10
 - Lee Libby (amended) motion to accept Signs, Chapter 38.10 as edited and forward to legal
 - Lon Lewis second **Vote 5-0**
10. Next Meeting – May 28, 2025, at 6:00 PM, following public hearing.
11. Adjourn Meeting
 - Jon Lewis motion to adjourn at 6:17 PM
 - Peter Krauss second. **Vote 5-0**