

Town of Farmingdale

Planning Board Meeting Minutes

Date: 09/21/2022

I. Call to order

Frank called to order the meeting of the Farmingdale Planning Board at 6:35 PM on 9/21/2022.

II. Members Present

Frank Pecor, Bill Longfellow, and Leon Crockett

Other People Present

Greg Lumbert (Code Enforcement Officer), Karen LaPlante, Bobby Miller, Don Robbins, Jim Coffin, Larry Auger, Sharon Dumas, Dale Goodwin, Linda Soule, Pamela Cemodanovs, and George Cemodanovs.

III. Agenda Items

1. Minutes from August's meeting

- The board reviewed the minutes, Bill motioned to accept them, Leon seconded the motion, and the board voted unanimously in favor.

2. Follow up on changes to construction plans for condominiums on Violet Drive.

Frank opened the conversation about the two questions left regarding approval for the changes to the construction.

Question #1- regarding proper access to the site for EMS and Fire.

He read the letter received from the Fire Department giving approval for the construction now that changes were made to give better fire and EMS access to the site.

Question #2- Whether the Condo Association has the right to vote on passage of the changes to the construction.

Frank stated Mary Denison, town lawyer, said: "If there are reserved Declarant rights in the

Condo Declaration that contemplate expansion of the condo to add more units, then the association cannot restrict that authority by an amendment to its by-laws."

Therefore, Assets Development's amended declarant was within the reserved declarant per MRS Title 33, Chapter 31 of the Maine Condominium Act and the Riverview Condo Association had no voting rights with regard to this amended declarant. Additionally, he explained where the association would have voting rights with an amended declarant if the one of the following criteria were present:

- a. Eminent Domain

- b. Lease Hold Condominiums
- c. Limited Common Elements
- d. Relocation of Boundaries between adjoining units

Bill made a motion that the board approve the plan for the construction project to move forward. Leon seconded the motion. The board voted unanimously in favor.

IV. Adjournment

Frank adjourned the meeting at 6:40 p.m.

Bill seconded the motion, and the board voted unanimously in favor.


Minutes submitted by: Karen LaPlante

X 

Frank Pecor

X 

Mark Lutte

X 

Bill Longfellow

X _____
Leon Crockett

**** Disclaimer: While every effort has been made to ensure the accuracy of the information, the minutes are not intended as a verbatim transcript of comments at the meeting, but a summary of the discussion and the actions that took place. For official meeting minutes please call the Farmingdale Town Office at 207-582-2225.**