

Planning Board Meeting
May 31, 2016
7PM

In attendance: David Studer, Mitch Garnett, Bob Temple, Steve Ocean, Jesse Casas, James Bowers, David Williams Public: Don Scribner Troy Hatch, Carmen Hatch, Lillian Hatch, Liz Freyenhagen, David Williams, Paige Williams, James Freyenhagen

Mitch Garnett called the meeting to order at 7:03PM took roll call. Hank Aho will be back with July or August. Jesse Casas will sit in as a voting member. The summary from the last meeting was not available for this meeting. This is the June meeting due to the primary election on 6/14/16.

Bob Temple distributed the Hatch Findings of Fact. Bob will check all boxes as well as take Mining Ordinance off the header on Submission Checklist. All submissions have been done.

The property has a bit of each of the districts. Heading needs to be corrected from Limited Residential to Shoreland Limited Residential.

Page 6 section 7 "Shoreland Limited Residential District last line add **not** between does & lie and add Shoreland before Limited from page 6 - 29. Change the motion to include Shoreland Limited.

Motion by Dave Studer the Planning Board finds that the proposed use is not located in the Shoreland Limited Residential or Resource Protection Districts and that the proposed use is located in the Farm and Forest District and the Rural Commercial District which permits "Automobile or other Vehicle Service and/or Repair Operations, including Body Shops, or automobile Washing Facilities", as a Use Requiring Planning Board Review, second by Dave Williams, with changes/corrections, all in favor.

Don Scribner asked a question. Mitch Garnett explained the public is addressed during the Public Hearing which was held on 5/10/16, when the public may ask questions or voice concerns. This meeting, open to the public not a public hearing, the Board is going over the Findings of Fact section by section, is for discussion among the Board only. If the Board addresses a question to the applicant then the floor would be open for questions. The Board enforces the ordinance and the public is welcome to sit and listen. There is a process of appeals. Don asked why everything wasn't finalized by now, proofread, and everyone on the same page. Mitch explained that's why it's a diverse group to individually decide that the ordinances are being followed. The Board comes together to talk it through, make sure the ordinances are followed and changes/corrections are made; nothing has been finalized. This is a worksheet to use to have a flow for the meeting to go through the application and everything is covered. Mitch suggested Don read the town ordinance. Jesse Casas stated the Board has been appointed as volunteers to follow the ordinances and have listened to concerns from the public hearing. Jesse would be glad to talk to him after the meeting but they need to stay on task.

Steve Ocean started reading on page 7 Article VII General Standards Section 1. Environmental.

page 8 D. 2. A. change form to from...the site

Motion by Dave Studer to add Condition #12 – Prior to construction applicant shall install erosion control measures seconded by Jesse Casas, all in favor.

Condition #12 added to Section I H Erosion Control.

Dave Williams requested clarification regarding well head protection. Mitch Garnett explained DEP will review, test, and establish a baseline to determine if the water from both the school and Hatch's well are from the same aquifer.

Jesse Casas went back to page 8 C. Aquifer Protection asking if we need documentation of the ground water table. Jim Bowers read "except for temporary digging for foundation work".

Motion by Dave Studer to add Condition #13 – Any DEP/Hatch reports or monitoring be provided to the CEO for inclusion in the file and to change the wording in the motion to Section I C Aquifer Protection 1, 2, & 3, read – No significant aquifer based on well head protection map showing well depth at 543 feet. It is determined from the map, that there are 4 wells identified within 500 feet. Any adverse conditions would show up in applicants well/test well first, seconded Dave Williams, 4 in favor, 1 abstain - Jesse Casas wanted it on record that we have done our job as the Planning Board to listen to the neighbors regarding their wells.

Motion by Mitch Garnett that the based on the above findings the provisions of Article VII General Standards, Section 1 General standards have been met second by Dave Studer, all in favor.

Page 15 E. Signs add section from the ordinance. Change Condition #15 to #7.

Motion by Jim Bowers that based on the above findings the provisions of Article VII General Standards, Section 3 Abutter Protection have been met second by Dave Studer, all in favor.

Motion by Dave Williams that based on the above findings the provisions of Article VII General Standards, Section 3 Lot Access have been met second by Dave Studer, all in favor.

Page 17, Section 4 – Historic and Archeological - Motion tabled until a letter is received from the Maine Historic Preservation Commission.

Article x – Miscellaneous standards **Motion by Dave Studer the Planning Board finds that the provision of Article X have been met based on the fact that the proposed use will not have abandoned vehicles, is not proposing an automobile graveyard, automobile recycling or junkyard operation, will not accumulate debris or junk, does not have an uninhabitable structure, does not propose a yard sale garage sale or flea market and does not propose an adult business establishment/adult entertainment, second by Jim Bowers, all in favor.**

Motion by Jim Bowers second by Mitch Garnet that the provisions of Article XI Section 4 have been met based on the above findings of fact.

Add Condition #14 – Applicant must post appropriate signage (fire lane – no parking).

E. F. and G. add Condition #14

F. Parking Layout and Design - change no parking required to minimal parking required.

G. Pedestrian Circulation – change no pedestrian circulation to minimal pedestrian circulation.

Continue on page 23 H. Stormwater Management at the next scheduled meeting, June 28, 2016 at 7PM.

Jim Freyenhagen asked who checks that the conditions are being met. The Code Enforcement Officer will check often after there is a complaint or reports received.

Mitch Garnett reminded Troy Hatch to request the letter needed from the Maine Historic Preservation.

Meeting adjourned at 8:58PM

Respectfully submitted,

Mary Anderson