

Town of Washington

Planning Board Summary

May 9, 2023

Attendance: Micah Nelson (VC/S), Samuel Collins, Corey Fortin (CEO), Kristie Grant, Seth Anderson, Erick Anderson, Will Cassis

Via phone : Steve Ocean (Chair)

Public Attendees: Michael Johnson, Carrie Johnson, Justin Zdunczyk, Greg Damien, Wes Daniel, Zach Ballard, Benjamin Perry

Public Hearing for Pike and Johnson projects opened at 7:00 p.m.

No public comment was offered for either proposal.

Public Hearing closed at 7:10 p.m. Any late comers will be accommodated.

Kristie Grant motions to approve the April summary. Sam Collins 2nd, all in favor, the April summary is approved.

Due to a clerical irregularity both applicants will be responding to the Findings document in real time.

Both applicants have submitted completed applications and supporting documents.

Pike Industries is proposing a 30X30 canvas storage shed to store asphalt shingles. This request is an amendment to their existing site plan that is in good standing.

Pike Findings of Fact:

The Planning Board in agreement with Code Enforcement have determined that the application for Pike Industries is complete.

Kristie Grant motions to approve, Will Cassis 2nd, all in favor. Application is complete.

The Planning Board finds that the proposal lies in the Planned Development zoning district.

Will Cassis motions to approve, Micah Nelson 2nd. All in favor, the project is agreed to be in Planned Development.

Article V II General Standards

Section 1. Environmental:

Applicant currently operates under Maine DEP permit and is not proposing any plumbing or anticipating pollutants.

Micah Nelson motions based on applicants' statements and submissions the provisions of Section 1 have been met. Will Cassis 2nd, all in favor, Section 1, Environmental is approved.

Section 2. Abutter Protection:

No lights, signs, or additional impacts are proposed.

Kristie Grant motions that the applicant has met the standards of Sec 2. Seth Anderson 2nd, all in favor, Section 2, Abutter Protection is approved.

Section 3. Lot Access:

Applicant intends to use the existing access.

Sam Collins motions to approve based on the applicant's statement. Seth Anderson 2nd, all in favor, Section 3, Lot Access is approved.

Section 4. Historical and Archeological sites:

No part of the location has been determined to be of historical or archeological significance.

Will Cassis motions the standards of Section 4 are not applicable to proposal. Micah Nelson 2nd, all in favor, Section 4, Historical and Archeological is not applicable.

Article X Miscellaneous Standards:

Proposal does not include any of the items listed in Article X.

Kristie Grant motions Article X is not applicable to the project. Sam Collins 2nd, all in favor, Article X, Miscellaneous Standards are not applicable.

Article XI Site Plan Review:

Proposal is an amendment to the currently operating site plan in good standing.

Kristie Grant motions that based on applicants' statements the provisions of Article XI have been met. Micah Nelson 2nd, all in favor, Article XI, Site Plan Review is approved.

Section 3. Review and Approval Authority:

Pre-application meeting was held on 4/11/2023 for the proposal.

Sam Collins motions that the provisions of Section 3 have been met. Micah Nelson 2nd, all in favor, Section 3, Review and Approval is carried.

Section 6. Approval Standards and Criteria

Sam Collins motions that based on the applicants' statements and submissions, the proposal meets the standards. Will Cassis 2nd, all in favor, the Pike Industries proposal is approved.

Johnson storage unit project

Michael and Carrie Johnson are proposing to erect a 30x100 metal storage building with 30 spaces at the corner lot of Rt 126 and Rt 220. (735 Waldoboro Rd.)

Johnsons Storage Unit Proposal Findings of Fact:

The Planning Board in agreement with Code Enforcement have determined that the application for Michael and Carrie Johnsons proposal to be complete.

Will Cassis motions to accept application as complete. Seth Anderson 2nd, all in favor, the application is complete.

The Planning Board finds that the proposal lies in the Planned Development zoning district.

Will Cassis motions to approve, Seth Anderson 2nd. All in favor, the project is agreed to be in Planned Development.

Article VII. General Standards

Section 1. Environmental

No plumbing or polluting activity is proposed. There will be minimal alteration to the property. Sam Collins motions that based on applicants statements the provisions of Section 1 are met. Seth Anderson 2nd, all in favor, Section 1, Environmental is approved.

Section 2. Abutter Protection

A modest sign and solar lights are proposed. No items will impact abutters or motorists. Sam Collins motions based on the applicants' statements and submissions the standards for section 2 have been satisfied. Seth Anderson 2nd, all in favor, Section 2, Abutter Protection is approved.

Section 3. Lot Access

Property has an existing DOT permitted access that will be used. Sam Collins motions to approve Section 3 based on applicants' statements. Micah Nelson 2nd, all in favor, Section 3, Lot Access is approved.

Section 4. Historical and Archeological sites:

No part of the location has been determined to be of historical or archeological significance. Will Cassis motions the standards of Section 4 are not applicable to proposal. Micah Nelson 2nd, all in favor, Section 4, Historical and Archeological is not applicable.

Article X. Miscellaneous Standards:

Applicant will comply with town ordinances in regard to the possibility of auctioning happening at the location.

Micah Nelson motions that based on applicants statements the standards will be met. Seth Anderson 2nd, all in favor, Article X, Miscellaneous Standards are approved.

Article XI. Site Plan Review

Kristie Grant motions to approve Article XI based on the applicants' submissions. Will Cassis 2nd, all in favor, Article XI, Site Plan Review is approved.

Section 3. Review and Approval Authority:

Pre-application meeting was held on 4/11/2023 for the proposal. Will Cassis motions that the provisions of Section 3 have been met. Micah nelson 2nd, all in favor, Section 3, Review and Approval is carried.

Section 6. Approval Standards and Criteria

Pending any conditions Sam Collins Motions to approve the project based on applicants' statements and submissions. Seth Anderson 2nd, all in favor. The Johnson Storage Unit Proposal is approved.

Planning Board

Zach Ballard and Benjamin Perry (Treble B Greenhouse) dropped off site plan review application in preparation for the public hearing on 5/23/22. The Planning Board plans to meet at the location(179 McDowell Rd) at 6:30 prior to the public hearing.

Election of Officers

Steve Ocean explains the role of Chairman is to conduct the meetings and work with Code Enforcement and other relevant entities to do the business of the town.

Erick Anderson suggested that instead of the two officers taking on all the burden of the additional paperwork he would volunteer first to assist with the Findings document and that perhaps others could also assist where they could. After brief discussions Seth Anderson nominates Kristie Grant as Vice Chair/Secretary. Sam Collins 2nd, all in favor, it is consensus Kristie Grant will serve the next term as Vice Chair/ Secretary. Will Cassis nominates Micah Nelson as Chairman . Seth Anderson 2nd, all in favor, it is consensus that Micah Nelson will serve the next term as Chairman. Thank you to Steve Ocean for your service as Chairman and welcome as the new alternate.

Peter Drum will be in attendance at the next meeting and needs the copies of the McDowell Road project prior to the meeting.

Meeting adjourned 8:50 p.m.

Respectfully submitted,
Kelly Hassanein