

**PLANNING BOARD**

**OCTOBER 15, 2015**

**MEMORIAL BUILDING**

**7:00 P.M.**

*These are to be considered draft minutes, only until approved by the board at their next meeting.*

**Members Present:** Kevin Lee, Don Hill, Pete Keene, Bryan O' Day, Darrin Patten

**Others Present:** Wayne and Roxie Smith, Jeff Haley, Dave Brown, Brian Kane, Chris Hall, George McCusker

**Approval of Sept minutes:** Bryan made a motion to accept w/correction, Ken second all in favor and one abstention

Volunteer Merger- Jane Altobelli and Eastman Community signed

**Continued Wonderwell-** asked for continuance as Fire Marshall is coming tomorrow and they will have final report- Ken motions to continue hearing until November 19, 2015 Bryan seconds and all in favor.

**Jeff Haley consult-** Jeff Haley wants to present evidence of what they are dealing with on Hogg Hill regarding Sue Ann Connary's Kennel. He states they have tape recordings, police call logs, etc. Don states that two certified letters have gone out to her, saying that she has to come before the board for site plan review. Kevin explains that the planning board has no enforcement capabilities. Wayne Smith states he hasn't called the police in quite some time because he has been waiting for due process to happen. Don stated he should not hesitate if he feels it's necessary because of due process. Kevin states in the even there is a site plan hearing all abutters will be notified and at that time, it will be the place to speak and present whatever evidence they may have.

Ken asked Chris Hall about room and meals tax. Chris said he will make a note of it and ask again.

**Amended Site Plan (Brian Kane)-** - Brian addresses the board and explains he is looking to do an expansion. He receives lots of calls to find/fix cars for teenagers and make them road legal. He is looking at no more than having two dealer plates. He states he buys cars at auctions works on them sells them gives employees stuff to do during slow time. He explained that he never had a special exception. Darrin states he doesn't feel this is a huge issue. The board discussed restricting number of vehicles. Brian states the parking lot has not expanded at all. The board asked if the storage of cars could be put on the map as well as a maximum number of cars. Mike stated it might be a good idea to show extra parking on the map continued hearing.

**Dave Brown consult-** Dave approached the board representing V. Kelly and Zaleskas to remove building build a new one but rotate 90 degrees. Board reviews map. There has been no other activity since 1979. Darrin states not changing the actual footprint just location. Ken states they may be looking at Shoreland protection from the state. The board explained that another option may be to go before the Zoning Board and put building where they want. The board discussed whether tearing down means starting over or actually not changing footprint.

**Continued Amended Site Plan Auto Advisors-** Brian presented map with sketched area for storage of cars to the board. The maximum number of cars will be 15. Board goes thru site plan review check list. Expanded Parking Shown on the Map submitted with application.

Mike made a motion that application is complete, Ken second all in favor two abstentions (Bryan and Darren as they run similar businesses)

*Amended Site plan approved with conditions:*

Up to 15 cars max  
Storm water management  
State Regulations taken care of

Peter makes a motion to approve amended site plan with conditions, second by Mike all in favor two abstentions. Amended Site Plan approved.

**Literature and Correspondence-** DES flyer and American Planning Associations Flyer

Approve Zoning Amendments- Darrin moves to approved amendments, second by Ken all in favor and they signed off on amendments and to be added to the website for the public

Darrin Patten approaches the board explaining that Marilyn Cass has 85 acres +/- looking to subdivide. Darrin presents map to the board. She does not have 200' of frontage on road. Darrin wanted to ask if the board thought it was doable before they spent a lot of time on it. Board reviews map of lot. She is looking to subdivide 5.2 acres off of the 83. The board reviewed maps and couldn't see any issues.

Wetlands proposed Amendments- Mike handed out 2016 copies for the board to review. There will be a work session October 29<sup>th</sup> @7 p.m. restricted to one hour to review.

Meeting adjourned at 9:10

Minutes submitted by,  
Susan Abair