

PLANNING BOARD MINUTES

April 12, 2012

6:30 PM

CALL TO ORDER: Meeting was called to order at 6:32 pm by Susan Dunham-Shane.

ROLL CALL: Members present: Henry Hodges, Susan Dunham Shane, Gretchen Heldmann, Frank Higgins, Michael Shepherd, Craig Knight, Charles Norburg, CEO and Town Manager Russell Smith. Tom Vanchieri has an excused absence. Motion for Mike to be a voting member for this meeting. Henry Hodges/Frank Higgins 2nd. All in favor.

MINUTES: Motion to accept the minutes of February 23, 2012 as printed.
Frank Higgins/Gretchen Heldmann 2nd. All in favor.

NEW BUSINESS: Chris Shirland came before the Board regarding an Auto Repair business he would like to operate out of his home garage at 231 Main Road. He is in the Mixed Use District and auto repair is an allowed use. He plans to put in one lift, do oil changes and possibly front-end alignments. The Board agreed he can complete his application and they will do his Site Plan Review at the next meeting on April 26, 2012. He plans to get his application to the office tomorrow and Russell will scan it and email it to the Board members. He plans to have a sign on the building and a Carquest sign to be taken in at night.

UNFINISHED BUSINESS: Susan made a list of property owners who are in the Resource Protection Section of our Shoreland Map. She will review it to the newest map next Tuesday. Russell will check the law to see if we need a special Town Meeting along with a certified mailing to each of these residents. If it is needed, the Selectmen will schedule the Special Town Meeting after the mailing goes out.

Each of the Board members will leave their Ordinance Book at the Town Office and it will be updated with the New Ordinances and old ordinances removed.

There will be an I-395 Open House on May 2, 2012 from 1:00 pm to 4:30 pm at the Town Office and a Public Hearing the same day at the Eddington School at 6:00 pm. Susan attended the Open House they had in Brewer and she recommends that all the Planning Board members attend the Open House at the Town Office. The purpose of the extension of I395, is to get the traffic off Rt. 46. The EIS mentions that there will be work done at the intersection of Rt. 46 and Rt. 9. The state has traffic counters on Rt. 46 and Rt. 1-A and they estimate that by 2030 there would be 700 trucks a day going down Rt. 46. Some feel that DOT may encourage trucks to use Rt. 15 if the extension is built. Mr. Vigue has said that the East West Highway will not affect Rt.9.

Gretchen read the following from The Environmental Impact Study. "If a build alternative is selected for construction, the Maine DOT would work with the affected municipalities to develop a corridor-preservation plan to protect the selected corridor

from further development. Methods to protect the corridor include development of zoning and local ordinances and selective acquisition of properties as they become available for sale for further development.” The corridor is described as being 4 ½ miles from the I395 entrance onto Rt. 9. Frank said they are not going to limit development and cannot make the Town change Ordinances. The Board would like something in writing from the state confirming this. It was thought that one way the State could govern development would be through its control of the issuing of entrance permits along Rt. 9.

Joe Hayes has contracted the Town about the possibility of offering a training course for Planning Board members. It would be 3 or 4 meetings with an attorney and members from the Veazie, Eddington and Brewer Planning Boards. The course would include what members are allowed to do and not to do and what is the proper record keeping to have rational defensive criteria. He will get back to us with more information and dates.

STAFF REPORTS:

PLANNING BOARD COMMENTS:

PUBLIC ACCESS: Josh Reardon spoke to the Board about his interest in operating a auto repair business out of his garage at 43 Barker Ridge Lane. He is a certified mechanic and works full time, but would like to work evenings and weekends at home and wants to get a legal name. He plans mechanical and machine work and does not want a sign. The Board questioned whether an Auto Repair business could be a Home Occupation. Rules regarding Home Occupation state that it would have no visible evidence of a business, it cannot occupy 33% of the entire buildings on the property, no exterior storage of material can be visible in the yard (could not have vehicles left outside to be worked on) and he could have a small sign. The Board said he could apply for a Home Occupation and he will get the application from Charlie tomorrow.

NEXT MEETING: The next meeting will be Thursday, April 26, 2012.

ADJOURNMENT: Motion to adjourn at 7:30 pm.
Henry Hodges/Gretchen Heldmann 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles,
Secretary