

**DRESDEN PLANNING BOARD  
P.O. BOX 30  
DRESDEN, MAINE 04342  
MEETING MINUTES FOR JULY 12, 2016**

Present – Jeff Pierce, Linda Biden, Hope Douglas, Peter Lincoln, Dan Hanley, Ken Stewart, jr. and George Dorr.

Others present – Jeff Biden (applicant), Jason Lovejoy (applicant), Cindy Dan, Geri Guay, Terry Hanscom, Darrell Skillins, Phillip Skillins, Donald & Debbie Swift, Gary & Judy Getchell, Glen & Martha Bangs, Kyle & Paula McNulty, Maia Zewert (L.C. News reporter) and Shari Lilly (recording secretary).

Meeting opened at 6:30 p.m. beginning with the Pledge of Allegiance to our flag. Jeff motioned to waive the order of the agenda to complete other business actions. Motion carried unanimously by a show of hands.

**ITEM #2 – PUBLIC HEARING / APPLICATION REVIEW – JEFFREY BIDEN (d.b.a. EASTERN RIVER SELF STORAGE) – 348 MIDDLE ROAD – MAP R-06, LOT 14 -COMMERCIAL DISTRICT - Climate-controlled self storage units / two (2) unit apartment building –** Jeff P. asked Mr. Biden to give a brief summary of his project. Mr. Biden explained to everyone that he has purchased the former Christmas Cove Designs property and plans to convert the larger building into climate-controlled self storage units. He will be remodeling the inside of the building for the units to be designed and installed. He will put new vinyl siding on the outside to replace the old siding on there now. Whereas the building has been there for many years, there shouldn't be any significant changes or other issues. The smaller two-story building will be converted into two (2) studio apartments. A separate septic system has been designed and will be installed for that building.

*Linda* wanted to remind everyone that she is the spouse of the applicant and just wanted to make sure that everyone was still in agreement that she would be able to participate on the Board as previously had been voted. Jeff P. thanked her for that and all members remain in agreement of the decision. Jeff opened the public hearing explaining the process to all present.

*This* project is classified as a '**Major Project**' with mixed use. Jeff then went over the paperwork included in the packet; the deed, permits, design plans, etc. for the public. He then asked if there was anyone who wanted to speak in favor of the project. Hearing none, he asked for anyone who wanted to speak against the project. Hearing none, he closed the public hearing.

*Jeff* informed those present that Mr. Biden has an application for a business permit, as well as one for a septic permit. The Board had gone over all the necessary paperwork & project information at the previous meeting. They finished up a couple of the points on the checklist. He noted that the usual three (3) standard conditions would be applied to Mr. Biden's C.U.P. These conditions are the following:

- 1.) All State, Federal, and Local rules and regulations must be applied and adhered to.
- 2.) Erosion Control to be according to D.E.P. Best Management Practices.
- 3.) Dresden Recycling of materials will be applied.

A motion was then made to grant the C.U.P. For the Climate-controlled self storage units and the two (2) unit apartment building. Dan seconded. The motion carried by a show of hands. The members thanked Mr. Biden and wished him well on his project.

**ITEM #3 - PUBLIC HEARING / APPLICATION REVIEW – JASON LOVEJOY (d.b.a. GREAT WORKS LANDSCAPE – 1379 MIDDLE ROAD – MAP R-12, LOT 12 – RESIDENTIAL DISTRICT – Storage of equipment and materials relating to landscaping (mulch, loam, gravel, sand, etc.)**

A site walk of the property was held prior to this meeting at the location. Information from that is on a separate paper. Jeff asked Mr. Lovejoy to give a summary of his project for those present. He said he plans to use the garage for repair and maintenance of equipment. He will be installing 'Jersey Barriers' to stockpile the materials he will be using (mulch, gravel, sand, loam, etc.) as well as a mulch berm. His hours of operation will be from 8 a.m. To 4 p.m. during the week. They do not work weekends. He will have approximately three trucks (C4500 Top Kick) that will be used.

Jeff noted this is being considered as a '**Major Project**'. The Board had discussed all the pertinent paperwork in the project packet at our last meeting and said Mr. Lovejoy has all his permits and deed papers. He then asked if the Board had any questions. George asked if he would need to get another permit since he plans to widen the existing driveway. Jeff said he wouldn't as he is only widening it about four (4) feet. With no further, it was deemed by all that his application is complete. Linda asked if he would need any 'trucks entering signs'. Jeff said he doesn't as long as the site line is kept clear.

Jeff opened the public hearing at 6:45 p.m. for this project stating it is in the Residential / general use district. He then asked for anyone who wanted to speak in favor of the project. Phillip Skillins (abutter) said he is for the business, but he does have a concern about the hours of operation since the business would be so close to their property. Mr. Lovejoy said there will not be a lot of traffic. They would start work at 8 a.m. when they would come in with the trucks to get whatever materials that are needed, then go to the jobsites. May have to come back for more material again during the day, but it wouldn't be an ongoing thing as they usually have what they need without making constant trips back and forth. Mr. Skillins was also concerned if there was any construction-type work that would create a lot of dust or debris in the air. Mr. Lovejoy assured him that would not be an issue. He also noted that he doesn't do a plowing business so there wouldn't be any sand or salt. Mr. Getchell asked if he would be having any types of deliveries that may cause an issue. Mr. Lovejoy said that any deliveries would probably be scheduled as he is usually there for anything that comes in. Jeff asked the Board if they had any questions. All members agreed with Linda that Mr. Lovejoy answered a lot of the questions and concerns at the site walk. With no further, Jeff closed the public hearing at 6:52 p.m.

In reviewing the application, Dan said he feels the biggest issue is the site line from the driveway. Peter feels that as long as the sumac to the south of the driveway is cut down and the banking to the north is mowed to make sure the visibility is safe, that would help considerably with the issue. Jeff said that as usual we will apply the three (3) standard conditions as well as any others that the Board deems should be added. The following is the conditions, with additions, to be applied to the C.U.P.

- 1.) All Federal, State, and Local rules, regulations and ordinances must be applied and adhered to.
- 2.) Erosion Control will be conducted under the D.E.P. Best Management Practices.
- 3.) Dresden Recycling ordinances shall be applied.
- 4.) NO Asphalt Products
- 5.) Maintain the site line to D.O.T. Standards.

*Jeff* said that if he chooses to do a retail business in the future, he will need to come back to the PB. With no further discussion, a motion was made to accept the application for the 'Major Project' C.U.P. with the added conditions; Linda seconded and the approval was carried by a show of hands. Jeff thanked Mr. Lovejoy and wished him well with his business.

*With* the businesses concluded, Jeff returned to the order of the agenda.

**ITEM #1 - REVIEW MINUTES OF JUNE 28, 2016** – George made a motion to accept the minutes as written; Linda seconded. Motion approved unanimously by show of hands.

**ITEM #4 – OLD BUSINESS – Richard Condon Gravel Pit Appeal Remand – Finding of Facts Review** – Although this was scheduled for this meeting, there is no one here to discuss this issue. Mr. Getchell said that a gravel pit owner can take gravel out, but can he bring it in from another place? Jeff said he can't because he doesn't have that under his permit. Mr. Getchell then asked if he can bring rocks in to crush. Again Jeff said no as he doesn't have permission to do any crushing of rocks. Linda mentioned that according to his C.U.P., he will not have a crusher in the pit. Mrs. Swift asked if the next meeting would be a public hearing. Jeff told her there would not be anymore public hearings on this. We are only going to discuss the 'Findings of Facts' that were remanded back to the PB by the Appeals Board. This will be for specific issues only. The conditions on the C.U.P are still in effect.

**ITEM #5 – NEW BUSINESS** – It appears we have a 'Weed' (Marijuana) growing business in Dresden. The CEO has been directed to issue a Stop-Work Order on it as they do not have permits from the PB or town. It is the person who had previously contacted Jeff about the procedure to conduct the business in Dresden and was informed that he would need to appear before the PB with an application packet, but he obviously thought he didn't need to do that and has been growing it there for some time anyway. The law enforcement has been to the property and it appears he has all the permits

required by the State. So the CEO will notify him that he cannot conduct his business until he has come to the PB for the necessary permit procedure.

**ITEM #6 - OTHER BUSINESS – a.)** Peter said that he understands Mr. Condon is going to go by the new surveys that were done. Jeff said that Mr. Condon has agreed to go by the two new surveys that were submitted by the Swifts and Bill Waters/John Matzke.

**b.)** Jeff was asked if he has heard anything in regard to Jim Peterson and his neighbors. Jeff said he has nothing to report on him. As far as he knows, no one has heard from any of complainants.

**c.)** The Board recognized and welcomed Kyle McNulty and his mother, Paula. Kyle is working on getting his Eagle Scout badge and one of his projects is to attend a public meeting to see both sides of an issue. He will be completing his Eagle Scout status considerably before his 18<sup>th</sup> birthday. The Board congratulated him and wished well in the future.

**ITEM #7 – ADJOURN** – Dan made the motion, Hope seconded, so voted at 7:30 p.m.

The members agreed to have a meeting on Tuesday, July 19 in order to schedule the Condon Appeal Remand discussion on 'Findings of Facts'.

Due to various circumstances, the meeting that would usually be scheduled for the first Tuesday in August (08/02/16) will be cancelled and we will have the next meeting on Tuesday, August 16<sup>th</sup> for regular business.

Respectfully submitted,