

**DRESDEN PLANNING BOARD
P.O. BOX 30
DRESDEN, MAINE 04342**

MEETING MINUTES OF JUNE 07, 2016

Members Present - Jeff Pierce, Linda Biden, Hope Douglas, Peter Lincoln, George Dorr, and Dan Hanley.

Ken Stewart, jr. was unable to attend.

Others – Todd Bolduc (Applicant), Joe Wiley (abutting landowner), Jane Fisher, Sandra Hunnewell, Jeff Biden (residents) and Shari Lilly (recording secretary).

Meeting opened at 6:30 p.m.

ITEM #1 – REVIEW MINUTES of May 03 & May 17, 2016 – Peter asked that a clarification of the '1000' to include the word chickens. He then made a motion to accept the minutes as amended. Hope seconded and the motion carried by show of hands vote.

ITEM#2 – PUBLIC HEARING – TODD BOLDOC (d.b.a. Gray Wing Farm) – MAP U – 1, Lot 09 – 18 Middle Road – Village District – Proposed raising of small farm animals, chicken processing shed and farm stand -

Mr. Bolduc described his plan to construct a chicken-processing building as he had indicated at the recently-held site walk, according to the plan he had submitted to the Board showing area and size. He will also be raising small farm animals – chickens, rabbits, etc. that he will be selling in a farmstand, along with vegetables from their garden and farm-fresh eggs. The rabbits will be processed at another meat company and only the frozen product will be sold from his farmstand.

Jeff proceeded by stating that he would now be asking for people who are either in favor for or against to speak.

Joe Wiley, an abutting landowner, said he feels most of his concerns were addressed at the site walk. His only issue is the safety of the traffic in and/or out of the business, but he feels it will be addressed.

Jeff Biden said he thinks this is a good enterprise for Dresden. Especially as Dresden is such a great community for agricultural uses.

Peter said any questions he would have had were answered at the site walk.

Jeff said it has been agreed by all members and the applicant that the cedar tree located by the side of the road will need to be cut back.

Jeff Biden asked what type of signage would be allowed. *Jeff P.* Said it would be what is set according to the Dresden Land Use Ordinances.

As there were no further discussions, comments or questions, *Jeff* closed the public hearing at 6:43 p.m. He then asked if all members were able to look over the application packet as some of the members didn't have them previously. In reviewing the plan, he noted that the drainage ditch is indicated on the 'Google Earth' map provided, Mr. Bolduc has his narrative on Pg. 1. Reference is clearly made in regard to

Chapter 348 on the State Specs for Chicken-processing. He has indicated the Processing Shed with diagrams and drawings. As to the driveway, it is felt that Mr. Bolduc should try to create an area where the vehicles can turn around so they don't back out into the roadway. Mr. Bolduc has made a 'moveable' house (coop) for the chickens so they don't roam.

Jeff mentioned that he lives in close proximity to the project and that the Board members had previously expressed that they do not feel there is a conflict of interest.

Jeff then noted the inclusion of the Lot Diagram, Mr. Bolduc's Deed, A list of abutting landowners and his Composting Specs.

Peter – As to the signage – does Mr. Bolduc have to show his plan for this to the PB or to the CEO. Jeff said the CEO can handle it, but he will have to have one shown on the Plan (which he has indicated will be approximately 3' x 5').

Jeff then asked for all those in favor of this project as a “Minor Project” pending conditions. By a show of hands, it is a unanimous vote.

Joe Wiley asked how this project would be classified. Jeff told him it would be considered a 'Home Occupation' under agricultural. He mentioned that this type of business is located in three (3) areas of our ordinances.

The following Conditions were then applied:

- 1.) Local, State & Federal Rules & Regulations must be adhered to.
- 2.) DEP Erosion Control for all projects.
- 3.) Dresden Recycling standard.
- 4.) Farm stand produce; including meat birds and frozen processed rabbit.
- 5.) Composting in accordance with Best Management Practices as specified by the applicant.
- 6.) Site lines must be kept clear for traffic visibility.
- 7.) Hours of operation as stated in applicant's plan.
- 8.) Specify parking area by delineation.
- 9.) Signage must conform to the Dresden Land Use Ordinances.

With a motion to issue the CUP with the conditions as applied, the members unanimously voted in favor by a show of hands.

ITEM #3 – OLD BUSINESS – James Peterson farm issues – Sandra Hunnewell and Jane Fisher, abutting landowners, have come to the Board to notify the members that Mr. Peterson has not complied with the CUP conditions. Ms. Hunnewell has talked to Jeff and James Valley (CEO) in regard to the fact that Mr. Peterson has plowed the field near her home and has never planted the buffer that was required before he could do anything to that area. He had agreed to do this, but has now told Ms. Hunnewell he couldn't afford it. Ms. Hunnewell showed some pictures of some type of plant that Mr. Peterson had dug up and then put along the area where the buffer is supposed to be, but that doesn't conform to the requirement. Mrs. Fisher explained to the Board that she has serious concerns about the stench, which was also a condition that he was not to allow that to happen. Jeff said that the CEO has issued a 'cease & desist' and applied a 'Stop Work Order'. They (Jeff & James) will be meeting with Mr. Peterson in the

morning. Ms. Hunnewell also noted that she is concerned that Mr. Peterson may let his temper cause an issue between them. Plus she has concerns for her animals. Jeff said they will go through Ms. Hunnewell's to the property area, look everything over and then report back to the Board at our next meeting. He also told Ms. Hunnewell and Mrs. Fisher that if they should have any trouble, they should call LCSO. As some of the members will not be available for a regular meeting date, it was agreed that the next meeting will be held on June 28. Some of the conditions on Mr. Peterson's CUP that will be addressed are #4, 5, 6, 8, 10 & 11. Some neighbors had met with Mr. Peterson in hopes to resolve this as he has not applied any of the agreement that had been set in regard to the property and area close to the line.

ITEM #4 – NEW BUSINESS – Jeff Biden – Climate Controlled Storage Building – Mr. Biden is in the process of purchasing the property located at 438 Middle Road which is now known as Christmas Cove Designs. He plans to clear out the building to convert it into Climate-Controlled Storage. He will send sizes to a company in order to get all the information for the PB. The other, smaller building, he will convert into two (2) studio apartments. He has had an engineer design a septic system. Mr. Biden has provided all PB members with his Project packet, and will provide the Application Form packet as soon as it is done. He hasn't officially purchased the property, but does have it under contract and has provided a copy of the deed.

Jeff used the Bolduc application to reference the information needed for Mr. Biden's application. Mr. Biden will get an application tomorrow and turn it back into the office when completed.

Jeff informed everyone that, due to the size and having two (2) different projects (a residential dwelling and a business), it will probably need to be considered a 'Major Project'. He would prefer to wait until the Board has a chance to look over his packet, go over the application and have it ready for our next meeting, which will be on June 28th. With mixed use and size, we will have to see what all the information is on it.

When Mr. Biden was asked if he has looked at the new facility in Newcastle, he said he hadn't, but probably should just to get an idea.

ITEM #5 – OTHER BUSINESS - a.) Condon Gravel Pit – no action in regard to this until after July. Mr. Condon needs to complete a survey. They requested we table it for now.
b.) Calista Vista Subdivision – Haven't heard anything more on this since winter.
c.) Hope asked if we should approve the minutes of May 03 now that we have the majority of members in attendance. Peter made a motion to approve them as written, second by Hope. Motion carried by show of hands.

ITEM #6 – Adjourn - Dan made the motion; Linda seconded; motion carried at 7:37 p.m.

Respectfully submitted,
Shari Lilly – recording secretary

