

**Dresden Planning Board**  
**P. O. Box 30**  
**Dresden, Maine 04342**  
**Meeting minutes of February 14, 2017**

Present - Jeff Pierce, Dan Hanley, Linda Biden, Russell Peckham, and Ken Stewart, jr..

Board members absent - Stacy Barnes (1 vacancy)

Others present – Susan Bailey (Applicant), Allan Moeller, sr. (3<sup>rd</sup>. Selectman), James Valley (CEO) Deb & Don Swift, John Matske, Tina Guy, Misty Parker (possible Board member), and Shari Lilly (recording secretary).

Meeting opened at 6:30 p.m. by Chair Jeff Pierce.

**Item #1 - Review** minutes of January 17, 2017 – Russell made a motion to accept, Linda seconded. Motion carried by a show of hands.

**Item #2 – Richard Condon** – Mr. Condon is not present at this time, so we will move on for now.

**Item #3 - New Business – Susan Bailey – 514 Gardiner Rd. - Map U-1, Lot 41 – Village District – Proposed Veterinary Clinic** – Ms. Bailey will possibly purchase the property to pen a clinic. She would tear down the existing building and rebuild on that area with an 8-car parking lot. She will take care of small animals and will be a standard veterinary practice. Jeff said this is allowable in the Village District according to our DLUD (Dresden Land Use Development) Page 21 – Uses. However, kennels are NOT allowed. He asked if there are any questions from the Board. Dan asked when she wanted to get started. Ms. Bailey said the closing of the sale is contingent on the approval of the Board. If approved, she will then get her driveway permit. Ms. Bailey went on to explain that she will have an area in the clinic where a staff member can stay overnight if necessary. *Waste Water* has been discussed with the CEO, the leachfield looks good. She'll have a gravity-fed pump and has consulted with Pat Jackson (septic cleaning company) on this. Any hospital emergencies would be referred to the Warren Animal Hospital (which she is affiliated with at this time). Jeff then read from the C.U.P. Form –

- a.) Location is Map U-1, Lot 41, in the Village District.
- b.) There will be a fenced in area and the 8-vehicle parking area.

Questions from the Board:

*Dan* – when do you plan to begin? - Ms. Bailey said the possible time of construction will be in April and hopes completion in July. She will first have it surveyed if she purchases it.

*Linda* – Will you have a sign? - Ms. Bailey said she wants to have one at the edge of the driveway that will look like it belongs there and will fit with the area. It was mentioned that as she is located on a State road, the state will usually do a sign. James (CEO) will need to sign off on that part.

- c.) Jeff will list it as a 'proposed sign'.

*Ken* asked if she would have a tarred driveway to which Ms. Bailey said she hopes to do that next year.

*Russell* asked if she would need to show drainage and water runoff on her plan? James said he could handle that. Jeff said we can put it on there. Also, do the site walk and then give her suggestions.

*Dan* asked if there is anything in place as to the aesthetics of the buildings. Jeff knows of one as it is a historic area. Ms. Bailey said she does plan to put a porch on the building and hopes to make it more 'farmstyle'.

*Dan* then made a motion to accept the application as complete for a '*minor project*'. Linda seconded the motion and it carried by a unanimous show of hands. She will need to pay the \$68.00 application fee.

**A site walk will be done on Sunday, March 05 at 9 a.m. At the 514 Gardiner Road location, with the public hearing to be at our monthly meeting on Tuesday, March 07, at 6:30 p.m. Shari will make sure all notices are sent out and posted.**

**Item #4 - Other Business** – Vacancy – Misty Parker will be meeting with the Selectboard for an interview and hopefully will be filling the vacancy very soon.

**Whereas Mr. Condon did not show up for this scheduled meeting, his project will be tabled until our April meeting. Jeff motioned this change, Dan second; so voted by a show of hands.**

**Item #5 - Adjournment** – Russell made a motion to adjourn; Linda seconded. So voted at 7:10 p.m.

Respectfully submitted,  
Shari Lilly (Recording Secretary)