

**Dresden Planning Board**  
**P. O. Box 30**  
**Dresden, Maine 04342**  
**Meeting minutes of May 16, 2017**

Present - Jeff Pierce, Dan Hanley, Stacy Barnes, Misty Parker, and Russell Peckham.  
Others present – Shari Lilly (recording secretary).  
Members absent – Linda Biden and Ken Stewart, jr

Meeting opened at 6:30 p.m. by Chair Jeff Pierce beginning with the Pledge of Allegiance.

**Item #1 - Review minutes of April 18, 2017** – Motion made by Russell to approve as written; Dan seconded. Motion carried by show of hands.

**Item #2 – Old Business – Richard Condon** – Jeff said so far nothing is happening at the gravel pit on Ludwig Road.

**Item #3 - New Business – a.)** Jeff said he received a call from a person in Florida who has an interest in purchasing property on Gilmore Brook Road (approximately 300 +/- acres). He wants to develop an RV park which would also include an ATV trail system for the 'campers' to get around on. He wanted information as to whether this would be permitted. Jeff said he went through the ordinances and could see no restrictions. He noted that we did have a campground on the Middle Road a number of years ago (Ruffit Campground). Also, he thinks there was one on Gardiner Road near or in Wiscasset. Dan asked where the access to the property would be. Jeff said it would be through Gilmore Brook Road which is just off Indian Road. Stacy asked if he knew how they heard about it in Florida to which Jeff said he believes it was through the internet. Jeff continued by saying the plan would include a large septic system for the RV cleanouts. He noted it seems like it's a good plan for the area. Russ asked about the neighboring people on Gilmore Brook Road as there are a few along there. Plus, he mentioned that the road doesn't go all the way. Jeff said no it doesn't but he thinks it's a rangeway. He said we would probably have to check out the road, but he thinks the original landowners there had to bring it up to standards. We'll see if anything comes of this, but thinks it would be good for us and probably use of the land and trail system would be provided to the local snowmobile club during the winter.

**b.)** Russell said he noticed that the area on Middle Road belonging to Bertha French (near Hatch's Corner intersection) has been clear cut. Jeff said that if they did it in order to sell the land, they would have to wait five (5) years after the clear cutting is done. Also, they would have to get special permits from the State. He asked Shari to ask the CEO if he has any information on it or if there are any permits for that.

**Item #4 - Other Business – a.)** Dan asked if there is any news on the Veterinary Clinic planned for the Village. Russell thought she still had to come back to the Board, but Jeff

said she had to just bring a new completed site plan to the office for Jeff to look over and have for the packet, which she has done. He said it is the best one he has ever seen so far.

*b.)* Jeff said there will be no new legislation this year on marijuana. The Legislature plans to carry any bills over to the next session.

*c.)* If there is no business for the June 06 meeting, Jeff asked if members want to meet to perhaps discuss the ordinances or whatever or wait until we have something. After discussion, the members voted that we will wait until we have business. Also, Jeff said our regular meeting date for July would be the 4<sup>th</sup> so we will not schedule a meeting for then.

*Jeff* said he's not sure if or when the person proposing the RV area will want to meet with the Board. He will have a lot of work ahead of him first such as cutting trees, meeting with DEP, the water system, etc. So it could be some time before it gets to us.

*Jeff* reported he had someone ask about an application for an Adult Business. He gave the person a copy of our ordinances pertaining to that.

**Item #5 - Adjournment** – Dan made a motion to adjourn; Russell seconded. So voted at 7:00 p.m.

Respectfully submitted,  
Shari Lilly (Recording Secretary)

Note: If there is any business that comes into the office needing our approval prior to the regular meeting date, members will be notified and an agenda will be sent out as per usual.