

**Dresden Planning Board**  
**P. O. Box 30**  
**Dresden, Maine 04342**  
**Meeting minutes of September 19, 2017**

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

Members absent – Misty Parker.

Others present – Barbara Bak (applicant), Conrad Bak, Jeff Biden, Joe Lemar, Robin & Franklin Fairservice, Allan Moeller, sr (3<sup>rd</sup> Selectman) and Shari Lilly (recording secretary).

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

**Item #1 - Review minutes of Sept. 05, 2017** – Motion made by Russell to approve as written; Stacy seconded. Motion carried by show of hands.

**Item #2 – Public Hearing – Barbara Bak – Map 02, Lot 43.01 – Gardiner Road – Proposed Dresden Coffee Shoppe – Gallery/Gift Shop** – Copies of Ms. Bak's Site Plan paperwork that she had provided were passed out tonight. The members did need to put the location of the septic system on their copy. Jeff reminded all that we had conducted a site walk earlier this evening so that all those present could get a visual idea of her planned area.

*Jeff* asked if there were any questions from the Board.

*Linda* asked how far from the abutters would the septic need to be. Jeff said it can be put right on the borderline. However, it has to be 100' from any well.

*Russell* asked if she would be adding fill for the parking area. Ms. Bak said she would.

*Linda* asked, if she plans to be moving dirt, would she need to have a culvert for drainage? Jeff said that will be up to DEP. She will be given a paper pertaining to Erosion Control.

At this time, Jeff opened the Public Hearing stating that he would start with anyone speaking FOR the project.

*Jeff Biden* asked, if all goes as planned, when would the business open? Ms. Bak said that it will probably be next year. She hopes to start in early Spring, all depending on the weather, and hoping to get moved in by the Fall.

*Jeff* then asked if there was anyone who wanted to speak against the project. Seeing none, the public hearing was closed at 6:45 p.m.

As there was no further questions or comments, Jeff entertained a motion from the Board. Linda made a motion to approve the plans as a 'Minor Project' as described in the site plans with any conditions that may apply. Russell seconded and the motion carried by a show of hands. The following standard conditions were then noted to be included on the Conditional Use Permit:

- 1.) **All State, Federal, local and town rules, regulations and ordinances shall apply and be adhered to.**
- 2.) **DEP Erosion Control Best Practices & Standards are to be followed.**
- 3.) **Applicant to operate within the Town of Dresden's Solid Waste Ordinance including appropriate recycling of items at Dresden Recycling Center.**
- 4.) **Any changes will have to come back to the Planning Board.**

Jeff told Ms. Bak that her CUP would be ready for her on Thursday.

**Item #3 – Jeff Biden – Addendum to Eastern River Self-Storage Business – Map 06,**

**Lot 14 – 534 Middle Road** – Whereas our member, Linda Biden, is co-owner, she asked the Board if she should recuse herself. All members feel this issue would not require her to do that so she will be allowed to participate. Mr. Biden would like to do a 32' x 100' wood-frame addition. The only door will be an emergency exit in the back. He already has a lot there for security, so the only thing he will need to do is take out one unit. He wants the dirt work and foundation all in by winter, if conditions permit continue, but if not, will do construction in the Spring hoping to have it all done by July.

*Dan* asked if it would have siding. Mr. Biden said it will have the same siding and will blend in with the rest of the building. Jeff asked what size the existing building is. Mr. Biden said the original building is 73' x 43'.

*Jeff* asked the members if they feel we can accept this as an addendum or should we have a public hearing. It was deemed as a 'Major Project' initially so after a short discussion, Russell moved to accept this as a 'minor addendum' to the original plan. Ken seconded; the motion was approved unanimously by all members present. An addendum to a CUP will be ready for Mr. Biden on Thursday.

**Item #4 - Old Business – a.) Calista Vista Subdivision** – Jeff was approached by Joe

Migliore, one of the property owners at the subdivision, about the dissolution of the subdivision as he wants to finally build his house. Also, Joe Lemar, the owner of a number of lots there, wants to sell his property. It seems a builder has offered to purchase some of the lots. Jeff explained that the State of Maine has administratively dissolved the subdivision and the homeowner's association. Jeff has our third selectman, Allan Moeller, here to discuss if the town wants to dissolve it. Some taxes have been paid and some haven't so those unpaid properties should go back to the town for foreclosures. Only four (4) owners on the property.

*Ken* said we probably should dissolve it. *Dan* asked what other choice do we have? Jeff feels we should begin the dissolution. Get rid of the covenants, etc. of the subdivision.

*Russell* asked if the town would have to take over the road? Jeff said absolutely NOT. It is not a responsibility for the town. It is private property and is deeded.

*Allan* said Beechridge Road Association has a covenant that they can't even come to the town for any assistance or other action on their road.

*Linda* asked if there are back taxes, who pays them or does the town lose out? Jeff said it would go into tax-acquired foreclosure and the town could sell it.

*Jeff Biden* asked if the property includes the road? Jeff said no, each one had to put some into the road. Mr. Lemar would then be able to have his eight (8) lots surveyed and converted back to one lot since his lots are all contiguous. We will need to have a packet from the town attorney to say what we can and can't do in this situation. Then we'd have a public hearing. Jeff said all the lots were deeded with the minimum of one (1) acre. He then made a motion to allow funds to pay our town attorney to pursue the dissolution. All members voted in favor. A request will be made to the Select Board.

**b.) Richard Condon** – Update – Jeff asked if the Select Board is satisfied with the work Mr. Condon has done in regard to his gravel pit on Ludwig Road. Allan said he is very satisfied and that Mr. Condon has gone above what he was required to do. He gave Allan signs to put up and is getting along somewhat better with most of the neighbors.

**c.) Indian Run Estates** – Jeff had a copy of a letter received by the CEO from the new owners of the property. They just wanted to inform us that all the permits and names are being transferred to them.

**ITEM #5 - New Business – PB fee increases.** Allan is also here as the members want to request increases to some of the PB fees since they have not raised our application fees in quite a long time so it ends up that the townspeople are covering many of the costs for applicants. Jeff has checked other towns and even if we do go up, we'd still be cheaper. Russell agreed noting he had checked a few places. Jeff passed out copies of proposed fee changes for various activities to the members and the Selectman. Jeff indicated that all applicants should be responsible for the cost of notices and any other paperwork. Allan said he feels fine with these changes as he agrees the applicants should be responsible. One topic of discussion is gravel pits. He isn't sure if we have anything yet in our ordinances for them. Jeff said just under 'Mining & Soil Extraction'. Until we have more info on this, it was decided to table the gravel pit issue for now. *Russell* mentioned that any extra costs should be the responsibility of the applicant if the cost goes beyond the permit fee. Jeff said we can ask the town attorney. *Dan* was wondering about the agenda listing of site walk fees and if that is already included in the permit fee. Jeff said most are except for specific areas. *Allan* asked if we do a site walk on single-family dwellings? Jeff said if it is in Shoreland Zoning or Resource Protection. With no further discussion, Ken made a motion to send the fee request to the Select Board; Dan seconded and the motion carried unanimously by all members present. Allan will try to get answers before the next Select Board meeting on October 02.

*Linda* said she has heard a lot about the 'Tiny Houses' and wonders if we should develop an ordinance for them. Questioning if we need to have some type of regulations as people may think they can live in a 'chicken-coop' size building. Jeff suggested having this issue as a subject for discussion at our next meeting.

**Item #6 - Other Business – None.**

**Item #7 - Adjournment** – Dan made a motion to adjourn; Ken seconded. So voted at 7:30 p.m.

Respectfully submitted,