

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

Minutes of meeting on October 06, 2015

**Present - Jeff Pierce, Peter Lincoln, Linda Biden, Hope Douglas and Dan Hanley.
Ken Stewart, Jr. and George Dorr were absent.
Others - Shari Lilly (recording secretary).**

Meeting opened at 6:30 p.m. with Pledge of Allegiance recited.

Item #1 - Review minutes of Sept. 15, 2015 - Linda made a motion to accept as written; Dan seconded; all members approved.

Item #2 - Old Business - a.) Review and finalize updates to the Fee Schedule. Jeff asked if anyone had any thoughts from the members since the last time we had talked about this. As there were none, he read the list of suggestions that had been made previously.

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|-------------------------------|----------------------|---|--------------------------|
| 1.) Minor Development - - | from \$ 50.00 | > | \$125.00 |
| 2.) Subdivision | -- from \$ 25.00/lot | > | \$ 50.00/lot |
| 3.) Major Development - - | from \$100.00/unit | > | \$250.00/unit |
| 4.) Earthmoving Permit - - | from \$ 50.00 | > | \$100.00 |
| 5.) Conditional Use Permit- - | from \$ 25.00 | > | \$100.00 (for PB action) |

Dan asked when the last time was that the schedule had been changed. Jeff said he believes it was more than ten (10) years. He added that, as it is now, we end up spending more than we are getting, especially depending on the project and what actions need to be done.

Linda made a motion to accept the proposed fee changes. Dan & Peter seconded; everyone was in agreement that we need to make these adjustments. Jeff will turn this over to the Select Board for their review and decision as they will have the final say.

b.) Possible Medical Marijuana facility - Jeff said he hasn't heard anything more from the people who had suggested developing a facility on property they purchased on Dodge Road. He said they planned put trailers on the property that would be done in a manner to make them permanent and they had no problem with the tax rate that would be imposed on them. This is great to hear, and surprising.

c.) Public Boat Ramp update - Jeff said everything is looking good. Should be done soon. Dan asked about parking. Jeff said it will be on the side plus some along the road. It is thought we would end up with about five (5) more spaces than originally thought.

Item #3 - New Business - Ken Stewart, jr. wants to be on the next agenda for installation of a boat ramp at his business (Eastern River Marine Services). This had been discussed when Ken got his original Conditional Use Permit (CUP) for his boat business. Linda asked if it would be commercial. Jeff said it is something he had suggested previously and now that his business is more established, he wants to move forward with this. He mentioned that Ken said he may allow some public use. He is presently waiting for DEP to check it out.

Jeff has seen it; said it does have some silt, but the majority is hard. We would have to review the previous application to see if this would have to be an amendment or if he would need to do a new application. Probably a new application would be the best way for him to go so there wouldn't be any question.

Item #4 - Other Business - November 03 - As the Hall will be in use for election/polling purposes on that date, we will not meet. We can plan one for **October 20** to get things started for Ken as with all the other permits and people he will have to get involved, such as NOAA, IF&W, Indian tribes, etc., it could be a while before it is completed. Peter said the only issue he can think of that Ken would face, could be in regard to traffic on that road, which is dirt so would need to have upkeep. That could become a problem with the abutters. Jeff said it already has a roadway going to the area and he doesn't feel primary road would have enough traffic to be a problem. It would probably only have limited access as the ramp would have to be built longer. The Hunter Road is pretty good and is maintained by the town. There are some trucks hauling big boats on the road, but those are usually coming in to be stored. This is all something the town would have to weigh in on. Peter also mentioned that boats could be put in where the new town ramp is and then be brought around to Ken's ramp. As Jeff will be away that week, Peter agreed to chair the meeting.

b.) Calista Vista update - Joe Lemar has, once again, asked Jeff if the PB could dissolve the subdivision. Jeff again told him that the PB cannot do that; it has to be the owners to meet, decide what they want to do and then come to the PB with their plans. Then we can address the issue to see if there is anything we can do. Actually, the owners are the ones who can dissolve it. There is still a lot of issues in regard to the "Common Land". This can also end up causing problems for the town. Linda asked if the town could call a meeting with them to see if they can help to resolve it, but Jeff said they cannot. The PB had tried to mediate with them a few years ago, but they couldn't come to any common ground so it didn't resolve anything. Some have gotten legal help, but not sure how far that has gone. This is a matter only they can take care of. Mr. Lemar has eight (8) lots there so if they took a vote on what to do, he would have the majority, but for some reason he doesn't seem to want to put that into play. One fix could be that they have a Homeowners Association Meeting; have two (2) witnesses present; present their proposals for covenant changes and either vote on it or, if no one shows up, he can then exercise his majority votes. That would cover him. He can then site the reason(s) why it should be dissolved; present it to the PB and then to the Town. Peter asked if the town should make the developer have a performance bond to ensure the work is done. It appears that the issues with the subdivision all point to incomplete work on the road and underground electricity. Jeff said the first problem was that a previous CEO had issued permits to build to the owners when they shouldn't have been given.

c.) Jim Peterson - Jeff said he has not heard anything in regard to Mr. Peterson, so evidently things are okay so far.

#5 - Adjournment - Peter motioned to adjourn; Dan seconded. So voted at 7:35 p.m.

Respectfully submitted,
Shari Lilly (recording secretary)