

**DRESDEN PLANNING BOARD  
P.O. BOX 30  
DRESDEN, MAINE 04342  
MEETING MINUTES FOR MAY 03, 2016**

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

Meeting opened at 6:30 p.m. by Vice Chairman, Peter Lincoln.

**ITEM #1 – REVIEW MINUTES OF APRIL 05, 2016** – Hope noted a typographical error on the last line of Item #3 (New Business) in which Shari had typed 'son' but should have been 'soon'. With acknowledging the error for correction, Ken made a motion to approve as amended, Dan seconded. Motion carried by show of hands.

**ITEM #3 - NEW BUSINESS – Todd Bolduc – 18 Middle Road – Map U-1, Lot 09 – Village District – Proposed Gray Wing Farm – Raising of small farm animals, farm stand and chicken processing shed** – As indicated on the application, Mr. Bolduc plans to raise various small farm animals and mixed vegetables. He also plans to construct a small chicken processing (slaughtering) shed and set up a farm stand. He will have up to a maximum of 1000 chickens. A packet of his application and information has been provided to all members for them to review before he appears at the PB meeting scheduled for May 17.

With no further discussion on Item 3, we returned to Item #2.

**ITEM #2 – OLD BUSINESS - Update on Appeals Board Hearing & Decision** – As we may have others in attendance for this matter, Peter felt we should discuss this later in the meeting. Ken made a motion to waive the order of the agenda, Dan seconded. All voted in favor.

Peter asked George what his thoughts are on the AB meeting. George said it seems they agreed with what the PB had done, but wanted to send the project back to the Board in order to do a line-by-line of the checklist with the inclusion of the reasons for approving, waiving or denying of each issue. Peter said he thought they were considering issues that pertained more to subdivisions. Ken said everything that was done as pertaining to what it applied to. Peter said much mention was made in reference to a 'Finding of Fact' paper; much like the one the AB has done, but he's not sure if that is still something that we do. He went on to say that one of the issues that the appellant's lawyer focused on was Permit Condition #9 – 'Applicable Property Lines' having a 150' setback and what it implies so he feels that is something we want to address at our next meeting as this whole appeal issue will undoubtedly be on our next agenda. Peter also mentioned that another issue is the difference in the property

surveys. One shows a property line going through Junior Berry's house. At this time, nothing has been said if Mr. Condon will do an updated survey. Peter said that one of the things he had wanted with the CUP was that the property lines would all be indicated on Mr. Condon's map along with each property owners names and boundaries.

**ITEM #4 – OTHER BUSINESS – a.)** Meetinghouse Market located on Gardiner Road is talking about putting in a pub where there used to be a consignment/gift shop. The section of the existing building is being used primarily as an office at this time, but can be easily converted. The owner, Janet Stewart, has already been in contact with the State.

**b.)** Dan asked if there was any news on the town boat launch; signs, etc. Shari mentioned that at their meeting the selectmen said they have the signs, but will wait to put them up. Nothing more has been said about a opening ceremony and not sure what the status is with the parking, but Jeff will probably have more information on it that he can share when he is here.

**ITEM #5 – ADJOURN** – Dan made the motion, Hope seconded, so voted at 7:05 p.m.

Respectfully submitted,