

**Town of Dresden  
Dresden Planning Board  
P. O. Box 30  
Dresden, Maine 04342**

**Site Walk Notes of March 06, 2018  
Sommelier Holdings, LLC / Roger Bintliff - d.b.a. Kennebec Auction Co.  
1011 Gardiner Road      Map R-02 – Lot 59.A**

PB members present – Jeff Pierce, Linda Biden, Stacy Barnes, Dan Hanley, Jay Cummings, Russell Peckham and Misty Parker.

Others present – Roger Bintliff (applicant), Eleanor Everson (abutter), Sam Snow (abutter), Gorham Lilly (resident) and Shari Lilly (recording secretary).

*Jeff* opened the site walk at 5 p.m. Mr. Bintliff directed the group to the parking area which will be quite sufficient for the amount of expected vehicles. He plans to grass over a large area that will also be used for parking. He plans to plant some vegetation around the boundary lines and will make sure the stream area is finished according to DEP Best Management Practices for erosion control. He explained that he has been an auctioneer for about 5 years now. His business will be known as Kennebec Auction Co and will deal with antiques and other items. Auctions have been a good source for these venues. He noted that his business would kind of be in the middle of many areas which would be beneficial for drawing people from many places.

When asked how many auctions he plans to have during the year, Mr. Bintliff said maybe one a month in the summer – Jeff said sort of Ad Hoc. He doesn't plan to have any in the winter unless it would be worthwhile.

Signage – He will use 'sandwich boards' to set up by the road and will have a larger sign put on the building. If he decides to put a roadside sign, he will have to have the size specific to our ordinances.

In walking around the building, the area shows significant space for parking, as well as where the grassed for parking. He has ordered 24 trees that will be planted around the perimeter.

Erosion control along a stream will need to be addressed. Make sure it's all seeded where the water runoff is on the south side of the property.

Linda asked when he planned to have his first auction. Mr. Bintliff said either July or August.

Inside of the building has plenty of egress. The fish tanks will be taken out. The building has been remodeled and looks very nice. A large space for seating, as well as an area for the auction items and for the auctioneer will work. Everything will be brought up to the podium on rollers.

He plans to have food provided, either by a caterer or an organization that would want to sell food for profit.

Jeff noted there is plenty of egress windows, etc.

The upstairs will not be open to the public.

With nothing further, the site walk was closed at 5:30 p.m. We'll have the public hearing at 6:30 p.m.