

DRESDEN PLANNING BOARD
P.O. BOX 30
DRESDEN, MAINE 04342
MEETING MINUTES OF AUGUST 04, 2015

Present - Jeff Pierce, Linda Biden, Hope Douglas, George Dorr, Dan Hanley, and Ken Stewart, jr.
Peter Lincoln was unable to attend.

Others - James Peterson (applicant), Nancy Whatley (property owner), Susan Lamb, Sandra & Shana Hunnewell, Jane Fisher, Laura Jackson, Shirley Watkins, Kathleen Kenny (abutting landowners) and Shari Lilly (recording secretary).

ITEM #1 - Review Minutes of July 21, 2015 - Linda made a motion to accept as written; Ken seconded. Minutes were approved unanimously.

ITEM#2 - PUBLIC HEARING - JAMES PETERSON - 970 River Road - RLD - Map 11, Lot 12

Jeff began by explaining to everyone the procedure for the public hearing with allowing people to speak for or against in an orderly manner. He then asked Mr. Peterson to, once again, give a summary of his project. Mr. Peterson said he plans to raise chickens, ducks, pigs and turkeys under the guidance of the Organized Nutrient Management Plan which gives him a baseline to work with in regard to a number of various livestock. Part of the contract is to work with them on a regular basis; doing soil testing every two (2) years to test the level of nutrients. He will be leasing property from Ms. Whatley where he plans to use a 'tractor pen system' which is a rotating grazing process in moveable pens; primarily for chickens. Pigs do best in the open, so they will be enclosed in a portable fence that can be moved. He tried to take into consideration the type of crops to use and their results for the public. The plan is for 6000 chickens per year, spaced over months. He'll have about 30 pigs over that time, but they will be downed to a few sows and a boar he will use for breeding. The rest will go to be processed. He also plans to sell frozen products from his business. Mr. Peterson said that he may not have many ducks as they are harder to raise, more costly and are less popular. At this time, he has some chickens in a brood in Woolwich. They will be there for four (4) weeks, then brought to Dresden for the other four (4) weeks of growth. So they won't be here that long. Mary Thompson (Nutrition Management rep) is here to help with any details or explanations. He also mentioned that Mr. Granger from the Maine Farm Bureau had added a lot of good information at the site walk. Jeff told everyone that Mr. Peterson has provided the PB with a complete package and has done everything that has been requested.

6:40 p.m. Jeff opened the Public Hearing.

Anyone who wishes to speak for the project. Nancy Whatley who is the principal owner of the property he is leasing said that Jim has done an excellent job at bringing the fields back to a beautiful growth which it had been initially meant to be when she bought the property years ago.

Anyone who wishes to speak against the project. Sandra Hunnewell is the land that directly abuts the area he plans to use for his 'tractor system'. She wanted it to be known that everything will be coming directly towards her home which is primarily windows. She feels that all the dust and feces issues will be coming in her direction. She would like to know how he plans to manage those issues. She said that area of her property is the only place for shade where the tree line is. They like to enjoy bar-b-ques, sit out there when they can and also, the children play there. Also, if anything happens, could it affect the animals they have - horses, chickens and dogs. And could it affect the children. She is concerned that it could also lower the value of her property; especially if she ever wants to resell. She is concerned about the care of his animals. Mr. Peterson has said he could do all the work by himself, but it seems like a lot for one person. She wondered if a lot of rain would make it difficult for him to get to the area to tend the animals. How will he water them? Mr. Peterson said they won't be in the same area all the time. He plans to run a hose from his house area for now. Ms. Hunnewell asked how he plans to control situations with the other animals. Mr. Peterson feels he can take care of the issues if anything happens, but he will address that. As to the chickens, Ms. Hunnewell is more

concerned about her pet chickens, as far as diseases. Mr. Peterson said he gets his from the NPIP who are very well known for taking steps to prevent diseases. He also said he would not come as close to her property line as he had at first planned. Susan Lamb, abutting landowner, had previously talked to Jim about his project. She was feeling good about the plan, but, if he disrupts the neighborhood, she will let him know of her dislike of the situation. Also, she had noticed a very bad stench when she was in the area which seemed to get worse. At this time, she doesn't have a lot of trust in him to make things better. She would like to see a 100' setback and something for a good buffer - such as evergreens, not the sunflowers as he had mentioned previously as they really aren't a good permanent status. Also, she would like to see some monitoring to make sure he complies to all the conditions. Jeff mentioned that farmers are not required to have a setback, but with the issues presented, Mr. Peterson is willing to work with the neighbors. Mr. Peterson said the smell was due to not being able to clean as his tractor was in need of repairs. Another issue that Ms. Lamb has is the maintenance of the animals as they need to have primary consideration and care. Also, Mr. Peterson's past businesses have not worked out, so she worries the same thing could happen with this.

Jeff asked if there is anyone who wishes to speak for the project - hearing none, he asked for anyone who wishes to speak against. Laura Jackson - abutting landowner - Her property abuts both Ms. Whatley's and the property that Mr. Peterson will be leasing. She also has issues about trusting Mr. Peterson due to his last ventures. He had another business in which he was supposed to install a buffer, but he never did. He had a dump on his former property that she had purchased. She has noticed that he has eleven (11) pigs even though it was said he could only have ten (10) for personal use. She has concerns of the care of the property, the animals and if he will follow through with all the issues - considering past behavior to future progress.

Shirley Watkins - abutting landowner - Would like to see a 100' set back to the Hunnewell property also. It will eventually affect Ms. Lamb as well when and if he expands. She would also like to see an evergreen buffer just as Ms. Lamb had suggested.

Jeff once again asked if anyone wanted to speak in favor of the project. Hearing none, he asked for anyone wanting to speak against. Jane Fisher - abutting landowner - has some papers and photos that she wanted the Board to look at in respect to the ordinances and farm regulations (which her prior experience in farming) she has knowledge of. She told the Board that Jim has repeatedly said he doesn't like rules. That he knows what to do. This, to her, is a problem as to Best Management Practices that need to be followed. This is especially true in health care. A flu can jump from birds to pigs to humans. She feels Mr. Peterson knows this, but doesn't want to tell anyone. She provided the following issues:

- 1.) Photos of trash, etc. from his previous businesses.
- 2.) Has a previous Conditional Use Permit that he never met.
- 3.) He had been given a citation from the State indicating that he received the citation and a fine for not following up on ground water issues.
- 4.) He had a tomato blight that was primarily from his previous greenhouse from plants that he had brought in from out of state which also affected a lot of people. The Dept. of Agriculture had to come in and burn everything. Mr. Peterson never notified anyone. That became an issue with neighbors.
- 5.) He received a grant for a pond, but he never completed it. Mr. Peterson said it is done now. Ms. Fisher said that water from the pond was going over the edge, running down to her property.
- 6.) She feels that it isn't good practice to raise swine and poultry together. She has a paper that indicates pigs and poultry can transmit the flu disease. The animals especially need to be protected from wild birds. Should keep wild turkeys from the pens. Make sure the poultry is from NPIP - same age, same treatments. She wanted to let the Board know that the greatest factor Mr. Peterson has is Nancy Whatley. She has been a wonderful asset to the community and knows she shares some of the same concerns.

Ms. Whatley thanked her, but said she had talked in length with Jim and feels she trusts him. She thinks that some of the issues brought up can be dealt with fairly easily and quickly.

Ms. Hunnewell said her mother, father and daughter all have breathing issues that she is concerned about as well as to any diseases that can be contracted.

Laura Jackson - Mr. Peterson said if the area is too wet, he will move them to higher area. She would like to

see a fence put up along the roadway as his pigs have gotten out once this year and it can be a concern with the traffic.

Speaking for Mr. Peterson, Mary Thompson said she has worked with him in regard to the soils and land changes. There are extension agents and other people through the state who would be very willing to help him. There are several places to contact for various issues. Ms. Whatley is sympathetic to the abutters and it seems this hedgerow would help to relieve some of the concerns. However,

Ms. Hunnewell feels it is the quality of their lives they are concerned with. Ms. Watkins said she has noticed the land is unlevel so how would he be able to keep them contained. Mr. Peterson said the field needs to be worked; harrowed and leveled.

With no further discussion, Jeff closed the public hearing at 7:25 p.m.

Member Input - We will talk conditions, etc. Hope asked if we put a 100' setback and the State says he doesn't need to, can we put that condition on? Jeff said it probably can be or we could compromise on a setback. George doesn't feel we can legally do it, but we can implement the evergreen buffer. Jeff asked Jim if he could agree to a 100' setback, but Jim said it would take away a significant amount of land from him. He has recently made a swath through there. Jeff noted that it will be a while before he can use that land as he still has a lot of work to do with it. However, if we put a buffer condition, he will need to abide by it. Dan said it would be good to know where it will be in the area of the swath. Mr. Peterson then indicated where he had done it. Although the public hearing was closed, Jeff allowed Ms. Fisher & Ms. Jackson to make note that fencing on the roadway for the pigs could help to prevent a traffic issue. Linda thanked everyone for all the input which gives us more info to work with. Dan asked if the pigs and poultry would be in the same field, to which he was told no. Mr. Peterson has a plan to help prevent certain diseases plus he knows the condition of the poultry when he gets them. Realistically, some fields are ready and some aren't. Jeff asked where he sees his progress this year or even next year. Mr. Peterson said he doesn't expect to have many this year, a few chickens for the area he does have ready now. He will not have the thirty (30) pigs this year. Jeff let him know that, no matter what, any conditions that are applied, he will need to abide by or his CUP will be pulled and any fines that are imposed would go on the landowner, Ms. Whatley. He could have the opportunity to address any issues. Jeff explained the process that would be done if a complaint comes in. It would be addressed in the necessary manner and would be on a time limit. If not addressed properly, then it would fall on the primary property owner. Ms. Whatley said she is understanding of the situation and noted that her intent when she bought the property was for farming. George asked where the pigs would be when they are outside? Mr. Peterson said he will have a three-sided building and an electric wire to train them with. He said most of them will go to the processor and he will keep a few for breeding. Probably won't have many more this year, but will start back up in March.

The following conditions will be applied to the Conditional Use Permit along with the three standard:

- 1.) All poultry will be purchased from NPIP, be certified with certification readily available for review.**
- 2.) There will be available records for vaccinations and/or other medical information for all livestock.**
- 3.) Odor, Insect & Dust Control will be followed under the Best Management Practices from Dep. of Agr. (Parts 9 & 10) Very important one - Need to use ways to keep the barns, pens, etc. from continuously smelling; keep down flu, etc.**
- 4.) No dumps or landfills. Compost piles are a part of farming and are acceptable. If not complied with, it will fall back onto the landowner, as well as any DEP fines.**
- 5.) Fencing will need to be installed near the road. Need to make sure it is strong enough to contain and hold pigs. A proper pig pen will be needed.**
- 6.) Nutrient Management Plan will need to be followed at all times.**
- 7.) Buffering & Screening (especially in vicinity of Hunnewell property) is a suggested 50' setback near the property line consisting of a double row of evergreens and will be maintained.**
- 8.) Stream Crossing will be done per the DEP Best Management Practices and will be adhered to.**
- 9.) No more than 6000 chickens / year, 30 pigs / year, 50 turkeys (holiday) / year and 1000 ducks / year.**

Mr. Peterson asked if he doesn't do ducks, can he do more turkeys, but Jeff said he has already specified how many so he would need to come back to the Board if he wanted to amend it.

10.)Best Management Practices for each type of animal will be applied and adhered to.

Dan asked who the abutters can call if they have an issue. Jeff said they would first call the CEO and he would be the point of contact who would take it from there.

Hope said her concern is for the animals. That they are taken care of properly.

With no further discussion, Jeff asked all members who are in favor of accepting the plan with the conditions as imposed; all members voted in favor; none against. The CUP will be ready on Friday.

ITEM #3 - Kerry Bryant - 18 Penibagos Trail - Amendment to Subdivision - Jeff said that Mr. Bryant hasn't been back to see him again, so he's not sure what's going on at this time. However, we will keep it on the agenda for now.

ITEM #4 - Old Business - Boat Ramp - Everything is a go. Reed & Reed has been having difficulties with the pylons that are supposed to be removed so they won't be taking out the 'wet road' until they get the rest of their work done on them. They have turned out to be more trouble than they thought. The 'wet road' will be used to build the ramp. Jeff had asked about getting more parking and has learned they will now do five (5) spaces instead of three (3). Also, they plan to pave down the road to just under the bridge. They are hoping to have everything finished by August 20th.

ITEM #5 - New Business - None at this time.

ITEM #6 - Other Business - 1.) The property on Rt. 27 owned by Roger Bintliff - he did get a permit for the parking area and he has done erosion control.

2.) Jeff welcomed First Selectman, Dale Hinote, to our meeting. Mr. Hinote wanted to see the procedure that the PB works with, the types of issues they deal with, and how they proceed to determine their decisions on projects. As selectman, he will probably have to sign something in the future that has come through the Board.

3.) George asked what is going on at Bridge Academy. He has noticed a that it has been dug up around the tennis court. Mr. Hinote said they are redoing the old tennis court to be used as a Pickle Ball Court. This is a new game that is showing much interest. There will be other games that can be played on there also.

4.) Has Bridge Farm been sold? Yes, but it doesn't appear that anyone is living there at this time as a lot of the fields, etc. has grown up. However, they have been putting alot of work into the house, but no one is sure just what their plans are for the property.

ITEM #7 - Adjourn. Linda made the motion; Hope seconded, all in favor at 8:20 p.m.

Respectfully submitted,

Shari Lilly (recording secretary)