

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes for Monday, April 19, 2021

Present – Jeff Pierce (Chairman), Dan Hanley (Vice Chairman), Jay Cummings, Patty Stewart, Steve Stone, and Peter Elvin .

We have one vacancy at this time.

Others present – Kathy & Mason Dubord (applicants), Gorham Lilly (resident), Evan Houk (LCNews reporter) and Shari Lilly (recording secretary).

NOTE: As per order of the Governor due to the CoVid-19 pandemic, the social distancing restrictions and face covering guidelines are still being followed.

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

ITEM #1 – Review minutes of April 05, 2021 – Motion to accept by Dan; Jay seconded; motion passed by show of hands of those present and voting.

ITEM #2 – Kathy & Mason Dubord – Application Review – Proposed Ice Cream Shop & Antiques in building previously conducting an antique business – Map U-1, Lot 29 – 541 Gardiner Road – Village District – Kathy & Mason plan to purchase the building, which is located next door to their existing Dresden Take Out Convenience Store, to have an ice cream shoppe plus antiques and collectibles. Jeff told everyone that he is the owner of the building and is in the process of selling it to the Dubords. He will refrain from any voting and offer to have Dan run the meeting if the Board so chooses. All members agreed that Jeff would be capable of conducting the meeting so they were all okay with it. Jeff affirmed that he would only conduct the meeting but would not have any vote. Jeff said that as the building had previously been an antique shop, the Board would need to allow a change of the CUP by adding a condition to have the ice cream sales. Kathy wants to have an ice cream shoppe by adding a service window for people to order and receive their products. They will have hard ice cream for cones, sundaes, and shakes and a small area inside. Jeff has signed an easement for parking behind the building which is approximately 70' x 30'. There is room for some picnic tables on the side of the building. They also plan to keep the antique shop for their own antiques and collectibles, as well as some storage. Steve asked if the change would require the owners to have a public hearing for the abutters. Jeff said that this is not a significant change, so it shouldn't need one. Steve agreed that as this isn't a huge change, it wouldn't affect the area. Jeff said this is only an added change. They will have to change the business name through the Town Office. Dan asked if this would be seasonal. Kathy said it would be closed in the winter along with the antique shop. She isn't sure of the hours yet. She said that it would be a good job for some of the kids in the area. When asked where the service window would be, Mason said it would be to the right of the front door. He plans to make a walkway that would keep people from having to walk on the grass. Steve made a motion to accept the change of the previous CUP with the addition of the ice cream business; Dan seconded and the motion passed by a show of hands with one (1) abstention by Jeff. The Dubords plan to name the business – Country Church Ice Cream Shoppe & Collectibles.

ITEM #3 – Old Business Discussion on Dresden Land Use Ordinances – Patty still doesn't have a copy of the ordinances. Jeff said he will get new copies for everyone. Steve mentioned that the Planning Board Manual should be updated as the ones we have are very old. He had mentioned that when he first joined the Board, but we were unable to get any. Jeff will get new ones of those as well. The present ones are at least 10 years old and Steve noted that there has been updated information that has come from the State, but we have never gotten any copies of those updates. He also showed a smaller booklet that he said comes out every two (2) years which Jeff said he would also get for everyone. Steve motioned to table the discussion on the ordinances until we have all the books and ordinances for everyone; Dan seconded and the motion was approved.

ITEM #4 - New Business – Dan asked if there was any word about the open-air crematory proposal being presented by a Dresden landowner to the Maine Legislature through a bill being entered by Rep. Hepler & Vitelli. Jeff said nothing has been said yet, but our ordinances do not allow them. Also, they can't be considered a cemetery as that would mean interment. Patty asked what the applicant would have to do to get one put on her property, which she plans to do. Jeff said she would have to get a petition with a percentage of the voters from the last election and then bring it to the townspeople for a vote. Steve said he hasn't heard anymore about it. Jay said he heard that one legislator advised the applicant that she needs to slow down and do more research. Jeff said it isn't legal in the State of Maine so it could be a lot of hurdles for her to deal with.

ITEM #5 – Other Business – *a.)* The subdivision for Kirsten Hebert & Chris Cossette - Jeff reported that the HOA has been approved by the State and the group has now formed a committee with a President, Secretary, etc. The town has turned the 'Common Area' back to the owners now that all the back taxes have been paid. Jeff heard they plan to work on the road and other issues as they had said. Everyone has only good things to say about this and they plan to make a new sign announcing it as 'Mountain View Road'.

b.) Board Vacancy – Still no information as to any prospective members to fill Russell's vacancy. There are a couple of names at the Town Office that Jeff will check on.

c.) Patty said Josh Watson has bought some property on Common Road and is doing some work there. She mentioned that one of the Selectmen indicated they want to have help from the town, but Jeff said it's a discontinued road so he doesn't feel it would be in the best interest of the town. However, he can't speak for others.

ITEM #6 - Adjournment – Dan motioned; Steve seconded. So voted at 7:05 p.m.

Respectfully submitted,
Shari Lilly (Recording Secretary)