

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes of April 18, 2017

Present - Jeff Pierce, Linda Biden, Stacy Barnes, Misty Parker, Russell Peckham, and Dan Hanley.

Ken Stewart, jr. was absent.

Others present – James Valley (CEO), Richard Condon (Applicant), Mary Denison (Attorney for Condon Trust), *Debbie & Don Swift, *George Chapman, *Harold Averell, *David Probert, *Bill Danielson, *Ed Kavanagh, *Andy Krechkin, (*indicates abutting landowners) Ernie French and Shari Lilly (recording secretary).

Meeting opened at 6:30 p.m. by Chair Jeff Pierce beginning with the Pledge of Allegiance.

Item #1 - Review minutes of April 04, 2017 – Russell motioned to accept; Linda seconded; motion was approved by a show of hands.

Item #2 – Old Business – Richard Condon – Mr. Condon and his attorney, Mary Denison, are here to request the lifting of the Stop-Work Order that had been placed on his project until all conditions have been met. Ms. Denison read the list of requests that had been sent to Mr. Condon by the PB which include a signed, notarized letter that he will accept the property maps/surveys submitted by Don & Debbie Swift and William Waters as well as a copy of the new deed from Mr. Krechkin for the area he purchased to use as a roadway. She then read the notarized letter and indicated the information was all included as requested. The notarized, signed letter & copy of the deed will be provided to the PB to include in the file and one for the project packet. It was also noted that some of the property that had belonged to William Waters has now changed names, but is still listed under the Waters name which is the one on record.

Jeff said that Mr. Condon is prepared to fix the area where the present road is after he moves it over. He will fix the Ludwig Road which he plans to do this summer. He will make areas along the Ludwig Road for vehicles to be able to pull over for passing.

James Valley (CEO) explained to the Board that he is not comfortable about lifting the SWO until the road is up to standards and the abutting property is fixed. *Jeff* said it could be lifted for him to use the gravel to fix the road and the other property, but not for Commercial use until all the conditions are met. *James* said he is in agreement with that. He can put a road bond on when he starts his Commercial use. *Jeff* then asked the Board for any input, *Dan* said he concurs with *James*. *Linda* asked if the bond will be applied when he does the work or only when he begins his Commercial work. *Jeff* said his understanding is it would be when he begins Commercially.

Misty is in agreement with the CEO and the recommendations set at this time.

James said that Mr. Condon needs to meet with him to make sure he is at the 150' limit boundary so we can make sure to safeguard both him, the town and the abutting landowners.

Jeff then made a motion to lift the SWO so Mr. Condon can do the reclaim part and the

necessary work to the Ludwig Road and abutting landowner property. James can make sure the reclaim is done and Allan Moeller (3rd. Selectman & a Road Commission) will verify the road work. The issue of cutting trees will be discussed. Mr. Condon is to meet all the conditions; meet with Allan for tree clearing and road repair; then with James for the reclaim. Linda seconded the motion. Unanimous approval of motion was by show of hands. *Jeff* then noted that Mr. Condon will be allowed on the Swift's property to fix the area that needs to be reclaimed. James said there are areas he didn't touch, but just need grass and natural vegetation. He also plans to help with enforcing of the completion of the required conditions. *Jeff* is hopeful that everyone can be 'good neighbors' and respect each other. Ms. Denison and Mr. Condon thanked everyone for their patience and hard work.

Item #3 – New Business – Kathy & Mason Dubord (d.b.a. Dresden Take Out) – The business was also permitted to include a bottle redemption in a separate section of the building. As they would like to discontinue that, they have filled out a form to replace it with a 'Sporting Goods' section. They still need to have a completed application packet for us. James said the space will be available as is and this would probably just be a 'Change of Use'. He did give Ms. Dubord an application that she plans to bring back so they can go over it for completion.

Item #4 - Other Business – None specific. Mr. Swift said he has a problem about the water that is coming from Mr. Condon's pit area. James said he will take care of it. *Jeff* said Mr. Condon had already agreed to divert the water; this is all in the minutes from previous meetings and conditions. Mrs. Swift asked about the trees that he had already cut. James said he has no way to prove he did, but he will work to get the issues taken care of. *Jeff* said, if it's not right, let the CEO know and he is sure it will be taken care of. Mr. Cavanaugh (Lincoln Cty. Hist.) said that Mr. Waters had left property to them in his will. If there is a problem, do we also contact the CEO? James said yes, just call him if needed. *Dave* Probert said a group from LCHS had walked up through there to find the property pins. He said Mr. Condon's pit is about 30' from it. James said if it was existing, Mr. Condon will have to reclaim all areas within the 150' as is indicated in our ordinances. When asked what the slope ratio is, James said it is 3 – 1 slope as per DEP standards. So as stated Mr. Condon will need to repair and upgrade Ludwig Road, reclaim Swift property and rebuild his access road. Mr. Averell owns property to the south of the area and was wondering whose property he would be on for the 'turnouts'. *Jeff* and James said it is a town right-of-way. Mr. Condon has to do it there or on his own property. Plus, the Road Commissioners said there is enough of the old markers to give him room. James has all the information on the road regardless if Mr. Krechkin moved it or not. Plus, Allan will be with James & Mr. Condon to make sure the areas are done properly.

Item #5 - Adjournment – **Linda** made a motion to adjourn; Dan seconded. So voted at 7:10 p.m.

Respectfully submitted,