

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes of December 05, 2017

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

Ken Stewart, jr. were absent.

Others present – Roger Bintliff (applicant), Greg Hanley (resident), Maia Zewert (LC news) and Shari Lilly (recording secretary).

Jeff opened the meeting at 6:30 p.m. beginning with the Pledge of Allegiance.

Item #1 - Review minutes of November 21, 2017 - Linda motioned to accept; Dan seconded. Motion carried by show of hands with one abstention.

Item #2 – Preliminary Review – Roger Bintliff – Proposed Smelt Camp Business – 739 River Road – Map R-11, Lot 42.A – Mr. Bintliff explained that because of the number of people that had talked to him about the enjoyment they had at the former smelt camps there, they really missed it, so he thought it sounded like a great investment even though he has never had much knowledge of it. He is having aluminum camps constructed. The owners will be an LLC. Jeff asked if Mr. Bintliff would be available. Mr. Bintliff said he would. Jeff then read through his application for all those present which includes a short description of the project. He will need a DEP license as he knows.

Dan asked if there would be access for vehicles. Mr. Bintliff said no as the vehicles would be in a parking area and access to the camps would be walk-out. Parking would be for the camp renters. When asked if he would be leasing out space or power, Mr. Bintliff said not that he plans to. He'll have LP heaters and a storage facility for refills. Stacy asked if he would be putting up barricades to keep it from getting hit. Mr. Bintliff has a building to put them in which will be in a suitable location. There will be no wood so there won't be any cutting. He plans to purchase bait from Tony's in Pittston. He will have LED lighting for the walkway and out to the camps.

When asked if there would be snowmobiles, Mr. Bintliff said there is no where for them to access. Jeff said if they did, it would usually be from James' Eddy, but most will not go over the breakwater. One trail is on property across the road.

Misty asked what the slope is? Mr. Bintliff said right now it's a natural slope and he doesn't think there will be any problem with erosion, etc. Jeff pointed out there is existing stairs.

Linda as whose responsible for making sure the conditions are right for people to be on the ice? Jeff said the State requires as certain amount of ice per camp and other safety regulations to follow. He also said that Marine Wardens also check on them.

Russell asked where the camps will be. Mr. Bintliff said about 200' straight out from the stairs.

Bathrooms will be port-a-pots on the shore. They are not allowed on the ice. Jeff suggested marking it on the plan. He also asked if Mr. Bintliff is prepared for the issues that can come with this business; i.e. partying, drinking, music, etc. Mr. Bintliff said he would be out there so he could police for noise or other problems.

Misty noted that the parking and storage design say approximate and asked if he is looking at other areas. Mr. Bintliff said he looks at the area, which is grass and has tried to get the best

area. Jeff asked if they would be for big trucks or small vehicles. Mr. Bintliff said they would be regular size lots. Jeff asked him to delineate on his design where he plans to have people parking.

Misty asked if we have anything about storage of the smelt camps as she isn't familiar with the regulations so she wants to make sure he doesn't have future issues with that. Do they have to meet the 100' setback? Jeff said he isn't sure, but he will check on it. Doesn't believe there would be an issue. We'll be able to tell more at the site walk.

Our next meeting is December 19, so the Board decided to have the site walk on Sunday, December 17 at 9 a.m., and the public hearing will be on Tuesday, December 19 at our regular meeting time. Shari will get the notices out a.s.a.p.

Linda made a motion to accept the preliminary application as complete. Dan seconded. So voted by a show of hands. The three (3) standard conditions will apply plus any additional that may be considered.

Jeff asked if this should be considered a Minor or Major project as it is under 5000' sq. ft. Dan made a motion to consider it as a Minor project, Stacy seconded. So voted by all.

Russell asked if there is provisions for emergency vehicles. Jeff said that's a good question. Mr. Bintliff said he has a large turnaround area.

Item #3 – Old Business – a.) Barbara Bak – Ms. Bak had left copies of her amended project at the town office so they were all passed out to members at this meeting.

b.) Calista's Vista – Jeff said that the prospective buyer has backed out, so now it has been turned back over to the town attorney. It may become a subdivision Ad Hoc. It will need a road owner association. At this time there is 21 – 22 acres that has unpaid taxes. Right now, we want to clear things up so the taxpayers won't be responsible for this property. Linda asked if the town has taken the 'Common Area'. Jeff said no. As the subdivision is no longer, we have to take paperwork back so the owners can do what they want; put in their driveways, build their own houses, put in power, etc. They would have to dissolve the homeowners covenances. Russell asked if they would still have to bury the power, but Jeff said no. We will be waiting to get further info from the attorney.

Item #4 – New Business – None.

Item #5 - Other Business – None.

Item #6 - Adjournment – Linda motioned, Misty seconded. Adjourned at 7:30 p.m.

Respectfully submitted,