

**Dresden Planning Board**  
**P. O. Box 30**  
**Dresden, Maine 04342**  
**Meeting minutes of February 20, 2018**

**Present** - Jeff Pierce, Linda Biden, Stacy Barnes, Russell Peckham, Jay Cummings and Dan Hanley.

Misty Parker was absent.

**Others present** – George Labar (applicant), Karl Olson (site developer), Cindy Cummings (resident), John Ottum (resident) 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 February 06, 2018** – Russell moved to accept the minutes as written; Dan seconded. The motion carried by a show of hands.

Jeff then requested a waive of the agenda order to proceed to the project application from George Labar and his site developer, Karl Olson. All members were in agreement.

**Item #3 – a.) Pre-application** – George Labar – Penibagos Trail (off Common Road) – Proposed subdivision – Mr. Labar wants to divide his property into two sections. He isn't sure what was done before. Jeff said it was done as a 'minor' subdivision. Mr. Labar & Mr. Olson explained the plan is to have Dirigo Builders of Bath construct a new home for him on the upper 1 ½ acres of his property. They have provided a design of the plan along with a list of abutting landowners within 500'. (Paul & Judy Tunkle, Kerry Bryant and John Curtis).

*Jeff asked if there was any questions or comments from the Board.*

Linda said that in reading everything over and by the ordinances, it doesn't appear there is anything to stop it.

Mr. Olson said they are here to request the waiver of a 'major' subdivision form. Jeff asked if we want to waive it? Before they decided, Jeff did read the articles involved on the form to give the members a better perspective. Linda then made a motion to accept the waiver request made by Mr. Olson for Mr. Labar. Jay seconded the motion which was then approved by a show of hands of all those present and voting.

Russell said he wasn't sure he could go forward without submitting a plan. Jeff said he would have to submit his plan along with Mylars and the proper paperwork.

Dan noted there is no house indicated on the design. Mr. Labar said not yet, but he then pointed out on the design where it would be located. He also showed that the driveway would be going onto Common Road.

Jeff said that Mr. Labar will need a septic test done. That will need to wait until spring. He will also need to indicate on his plan where the driveway and septic systems will be located. Mr. Labar said that Dirigo Builders will handle all the work. We're not sure about the pert test, but we can give approval to proceed, but cannot give final approval until all paperwork is submitted.

Jeff motioned this as a completed application with the accepted waiver. Dan seconded; so approved by all. It was noted that Mr. Labar's abutters list was minus a few names, but the secretary will take care of that. We will still have to have a site walk and public hearing. Dan asked what we would do if Mr. Bryant wants to divide his back property. Jeff said we would need to do a case by case. This is a corner lot with power access

whereas the back lot would not be as accessible. Mr. Labar and Mr. Olson will contact us when they have everything ready – will try to plan for within the next two (2) weeks. If they are ready, we will put them on the agenda.

**b.) Application Review – Roger Bintliff** – Proposed Auction Facility – 1011 Gardiner Road – Map 02, Lot 59A – Karl Olson is here to represent Mr. Bintliff for his application to use an existing building as an auction facility and the request for waivers. Probably be a seasonal business. He has provided his packet which includes the design plan. The property is 2.47 acres of which a little more than 2 acres would be available for parking. Jeff said it would probably be better to consider it an ongoing business. Due to the abutters, we want to make sure that we don't lead them astray by thinking it is only seasonal.

Asking Board members if they have any questions and hearing none, Jeff asked if they want to accept this application as complete and then discuss the waivers requested. This is a pre-application. Jay motioned to accept it to move forward; Dan seconded. So voted. *Waivers* - There is a drainage area that is past the parking area.

- 1.) No map needed.
- 2.) Storm water drainage – yes – is in compliance with DEP Erosion Control
- 3.) Ground Water – Waived
- 4.) Utility – None proposed
- 5.) Planting – None proposed
- 6.) Analysis of solid or hazardous - N/A
- 7.) Traffic impact analysis – Waived
- 8.) Construction – N/A
- 9.) Location of pedestrian ways – N/A
- 10.) Copy of any covenants – N/A
- 11.) Legal interest in land – None Proposed
- 12.) Evidence of adequate provision of maintenance – N/A
- 13.) Cost estimate of proposed development... - Waived
- 14.) A narrative and/or plan describing proposed development – No Change
- 15.) Other requirements set by the Planning Board – After the sitewalk

Linda asked if he plans on having a sign. Mr. Olson said he does. Jeff said he will need to put it on his plan and it has to be the size as set according to Dresden Ordinances on signage.

He will need to pay any necessary fees which he can get that information from the Town Office as there is a new set in place, but we don't have it yet.

All members agreed to have the site walk on Tuesday, March 06 at 5 p.m. and the public hearing will be at our regular meeting on that date starting at 6:30 p.m in Pownalborough Hall. Any conditions can be applied at that time.

We will now resume the order of the agenda.

**Item #2 – Neal Amirault Complaint & Findings** – Jeff reminded everyone of the written complaint submitted by Rebecca St. Clair and William Costello. He also notified the members that he had received an email from Mr. Costello that appeared to be an attempt to sway his thoughts on the subject. He asked if the members felt this could be an issue and if he should not be involved in the discussion. He also asked if any other members had received any communication from either him or Ms. St. Clair. None of the others had and they all agreed that Jeff wouldn't have a problem. Russell noted that it

was quite confusing as to how Mr. Amirault got his CUP to repair cars so he could get his inspection license. However, in listening to what Mr. Amirault said at that meeting, it seems he still hasn't gotten his inspection license yet. Wondering why he wouldn't have it before now.

*Jeff went on to the facts of the issue.*

Mr. Amirault applied for a Used Car Dealership in 2013. A site walk was done at which time Mr. Amirault said that in a year of being in business, he would be back to the Board to amend his CUP to include inspections and repairs as under State law, he has to be able to do public repairs in order to do inspections. When he appeared before the Board, the only changes to his CUP was amending it to add car repairs and inspections in order to get his cars ready for resale. As there was no descent from the abutting landowners at the public hearing, and there was no change of the CUP, we did not send out another notice.

Mr. Amirault had started putting up a fence this past year, but the neighbors complained about it so he stopped doing it. He has offered to meet with them, suggesting to go half on a fence allowing them to choose the style.

Dan asked about imposing hours of operation as there are none listed on the original. He wondered if we could set some now to keep the late-night noise and traffic down. Jeff feels this is something the neighbors should try to work out. Mr. Amirault seems to be complying with his CUP and our CEO said he isn't doing anything wrong. We will request that they be respectful of each other, including hours of operation and to try to work out the fence issue between each other.

Jeff made a motion to consider Mr. Amirault within his conditions and we will take no further action on this matter. We know he has a proposal for a fence which he can discuss with the neighbors and we can suggest to him that he please be sensitive to others in regard to the hours of operation.

With that, a Findings of Facts will be done and sent to all involved parties and this will no longer be an issue for the Planning Board.

**Item #4 - Old Business** –None.

**Item #5 - Other Business – a.)** Dan asked if the veterinary business is near to opening. It seems to have slowed down. Jeff said she evidently had some issues that took longer than she had thought.

**b.)** Tiny House – Jeff reported that the small house on River Road (just south of Indian Road) is for sale. It is being sold as a 'Seasonal Camp' for \$35,000.00. Jeff has notified the CEO and has asked him to notify the owner that either she complies with the size ordinance or she will be asked to leave. She never should have been allowed to live in it to begin with. Asked if she has a toilet, it is believed to be a composting one. Don't know if she has running water or other necessities.

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

Respectfully submitted,