

**Dresden Planning Board**  
**P. O. Box 30**  
**Dresden, Maine 04342**  
**Meeting minutes of January 02, 2018**

**Present** - Jeff Pierce, Linda Biden, Russell Peckham and Dan Hanley.  
Stacy Barnes, Misty Parker, and Ken Stewart, jr. were absent.

**Others present** – Rebecca St. Clair, William Costello, Maia Zewert (LCN) 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 December 19, 2017 - Dan motioned to accept; Russell seconded. Linda noted that in regard to the driveway from the Smelt Camp business she had meant to say DOT, but had said DEP. The correction was noted. Motion carried by show of hands from those members present with the correction.

Whereas we have some residents here who had not been added to the agenda, Jeff asked the Board to waive the order of the business agenda. All members present were in agreement.

**Item #2** – New Business – Rebecca St. Clair and William Costello are here to present concerns in regard to the person working at the Neil Amirault Used Car business located next to their property. The used car business is no longer in operation, but someone there appears to be using the property to do repairs on junk cars and has a considerable number of them on the premises. These neighbors had no problems with Mr. Amirault during his business venture, but with the work going on there now, there are a lot of issues. One concern is with the license that was in effect for the car lot. The person using the area is not abiding by the conditions that were put on in regard to junk cars and repairs on the cars. This past year there has been a lot of changes such as noise at all hours, junk vehicles coming in even during the night and the strong fuel odors. Ms. St. Clair and Mr. Costello don't think they have any licenses to be doing that work. They have a dog that Ms. St. Clair would prefer not to be on her property as she has horses and other animals. Plus her grandchild used to tent down near the trees, but they don't feel comfortable allowing that anymore with the actives going on at the business. It also appears that the man is not willing to get along with them on issues. She then referenced the CUP in regard to the amended part that gave reference to car repairs. She had not been notified as to the change in the CUP and would like to have the Board revisit it in order to have all the abutters notified so they can have the chance to voice their thoughts on the situation. Mr. Costello feels that they got 'screwed' because the Board didn't do more in regard to the change of the permit. Jeff explained the way the CUP was approved; that the used car business owner was going to do repairs on the cars he was going to sell. Mr. Amirault came back to get his CUP amended to include inspection stickers. Ms. St. Clair said this new person hasn't done the proper paperwork and no one has been notified in any manner so he is not legal. She added that he said he is working under the license of Mr. Amirault. Jeff asked them if they have sent a written complaint or just verbal? Ms. St. Clair said they had written a complaint and given it to Trudy and the Selectboard and included some pictures. They have also been in contact with

the CEO. Jeff said he would like to have a copy for our records to go over it. Then have Mr. Amirault and the CEO at a meeting so we can find out what is going on. Ms. St. Clair is also concerned as to whether it is in compliance with all safety and environmental issues. They will present the Board with their paperwork. They gave the PB a copy of a map indicating the water aquifer for the Richmond Water District stating that there can be issues with the runoff now that they are doing all that work on junk cars which also includes motor oil and other waste. Mr. Costello said they have talked to the State about the water runoff and was told by them that it could definitely be a concern. He feels the PB should have had another site walk and public hearing when they changed the CUP and that the neighbors were not given any notice or right to be heard. Jeff said at the time of the car dealership when we had the site walk and public hearing with Mr. Amirault, the RWD had no concerns in regard to the business. The only other person to attend the site walk and public hearing was Eleanor Everson who was representing the Dresden Historical Society. She also had no issues of concern. Ms. St. Clair then asked if the Fire Department does inspections on the business? Jeff said no, that all comes under the State. He then said that if someone is leasing the shop he needs to come to the PB for a new permit. They should also go to the Selectboard for a new business permit. Mr. Costello then referred to the town Comp Plan in regard to the protection of the aquifer and that it is the town official's duty to make sure this is followed. Jeff said we will check to see if there are any other notices or paperwork. Russell also mentioned that if the person is paying liability, etc, he shouldn't be considered an employee – especially if he is leasing the business. Jeff said we will try to get more info and see where we need to go from here to resolve the issue.

We will now resume the order of the agenda.

**Item #3 – Old Business** –None.

**Item #4 – New Business** –

**Item #5 - Other Business** –None

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

Respectfully submitted,