

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes of March 06, 2018

Present - Jeff Pierce, Stacy Barnes, Misty Parker, Russell Peckham, Jay Cummings and Dan Hanley.

Linda Biden was absent.

Others present – Roger Bintliff (applicant), Karl Olson (site developer), Eleanor Everson (abutting landowner), Cindy Cummings, Gorham Lilly (residents) and Shari Lilly (recording secretary).

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

Item #1 – Review Minutes of February 20, 2018 – Dan made a motion to accept as written, Russell seconded. Motion carried with one (1) abstention.

Item #2 – Public Hearing – Roger Bintliff (Sommelier Holdings, LLC) – 1011 Gardiner Road – Map R-02, Lot 59A – RLD – Proposed Auction Facility to be known as Kennebec Auction Co. (*A site walk was held prior to this meeting at the location listed.*) Mr. Bintliff told all present he plans to hold auctions as they are available during the year.

Jeff opened the public hearing at 6:35 p.m. by asking if there is anyone who would like to speak for the project. Hearing none, he then asked for anyone who would like to speak against the project. Again hearing none, he asked if anyone would like to speak either for or against the project. Hearing none, he opened the hearing up for discussion.

Eleanor Everson asked if anyone has seen a fill permit for the wetland. *Jeff* said that the CEO has seen all the necessary permits. *Ms. Everson* said she has no problems with the project at this time, but at the site walk, she did notice the smell of fuel oil. She noted to all present that she has property downstream from the flow of the water. *Jeff* said that Mr. Bintliff knows what he needs to do to make sure there is no problems with that, but it could have been from him just using his equipment to make the roadway easy for us to get around for the site walk.

With no further discussion, *Jeff* closed the public hearing at 6:40 p.m. He then asked the Board if they had any questions, comments or concerns.

Stacy has none.

Russell has none.

Dan said he wouldn't want streetside parking since there appears to be plenty of room within the property. *Jeff* said we can make that one of the conditions.

Jay said everything looks good.

Misty asked about the request for waivers, with concern about erosion control and storm water. *Jeff* said those are part of our standard conditions.

Jeff noted that Mr. Bintliff has stated he will be open for auctions whenever they are available, but thinks it will only be about 4 – 5 a year. He will NOT have a sign outside by the road as he will be putting one on the building. He will plan to use 'sandwich signs' to advertise when there will be an auction.

Conditions to be applied are as followed:

- 1.) All Federal, State, and Local laws, ordinances and regulations shall apply and be adhered to.
- 2.) DEP Erosion Control Best Management Practices are to be followed.
- 3.) Applicant to operate within the Town of Dresden's Solid Waste Ordinance, including appropriate recycling of items at Dresden Recycling Center.
- 4.) No roadside parking.
- 5.) Plan to place vegetation around the perimeter along boundary lines.

Dan made a motion to accept the application – with conditions – as complete. Jay seconded. So voted by all present and voting.

Mr. Bintliff and/or Mr. Olson will need to bring the updated completed design to the next PB meeting on March 20 at which time, the Conditional Use Permit will be done.

Item #3 – Old Business – Jeff said there has been nothing about Calista Vista or the subdivision planned for Calls' Hill Road. Mr. Labar, who wants to divide property on Penibagos Trail, will be coming to us when he has everything ready.

Misty asked about the 'Tiny House' issue near the Indian Road/River Road intersection. Jeff said he spoke to the CEO who had gone to see the owner and advised her that the building isn't compliant with our ordinances and will need to add on to make it the required size. At this time, the property is for sale listed as a small camp.

Item #4 – Walter Loeman – Old Town Hall – Although not on our agenda, Mr. Loeman is here to update about the Old Town Hall/Grange on Rt. 197. He has given a proposal to the Select Board. He has met with one Selectman (Allan Moeller), members of the Sno-Valley Riders, and Joe Wiley, President of the Historical Society at the Hall to look the building over and give a quick summary of what his thoughts are. He talked about what the plans would be and what other issues need to be addressed. He indicated he wouldn't want to make any changes to the building except to redo the floors and paint the walls. He was told by the Select Board to talk to the PB in regard to getting things underway while checking into other issues, such as acquiring of more parking space and entrance. Jeff asked him if he has 'rights in standing to the building'. Mr. Loeman said he doesn't, so Jeff told him the Board cannot accept an application. He would need to get a letter from the Select Board. However, Mr. Loeman did state that the Select Board have made the statement that they will not turn ownership of the building over to him. He will talk to the Select Board to get the letter he needs. Jeff then told him he would need to have a plan, such as for a septic system (even if it's a holding tank), and then told him that he needs to start with a completed application along with the 'Rights in Standing' letter as well as a fiduciary letter saying he has financial capability for the project. The Board cannot even take this up until we have all the necessary paperwork.

Mr. Loeman said he will get with the Select Board about the letter, then see where things stand in order to get things going to come back to the PB. He did say that part of his plan will be both educational and job related.

Item #5 - Other Business – None.

Item #6 - Adjournment – Dan motioned, Misty seconded. Adjourned at 7:37 p.m.

Respectfully submitted,