

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

Present - Jeff Pierce, Stacy Barnes, Linda Biden, Misty Parker, Russell Peckham and Ken Stewart, jr.

Members absent – Dan Hanley

Others present – Barbara Bak (applicant), Conrad Bak and Shari Lilly (recording secretary).

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

Item #1 - Review minutes of May 16, 2017 – (Last meeting held prior to this date). Motion made by Russell to approve as written; Stacy seconded. Motion carried by show of hands.

Item #2 – Preliminary Application Review – Barbara Bak – Map 02, Lot 43.01 – Gardiner Road – Proposed Dresden Coffee Shoppe – Gallery/Gift Shop – In her presentation, Ms. Bak gave a brief introduction to herself. She came from the country of Poland to New Jersey where she has had a business for a number of years. While here a couple of years ago, her son suggested that she check out Dresden as he was very taken by our area. Once here, she also felt that Dresden was a beautiful place to live and have her business, so she purchased some property from Joe Lemar. She wants to construct a Coffee Shop to serve breakfast & lunch. She also plans to have a gallery/gift shop that would be open six to seven months of the year. Her plans will also include a home.

Jeff asked if there were any questions from the Board. As there were none at this time, he continued with the application. He indicated that she has the highway entrance permit so that part of her application is complete; has included a copy of the warranty deed from Joe & Linda Lemar; a diagram indicating her lot area and the abutting properties; a standard boundary survey from the Court in Wiscasset; has a list of abutting landowners and the owners across the road that are within the 500' distance and has included her Mission Statement. Her plans show the area for a 24' x 24' Gift Shop & Gallery. The residence includes a coffee shop diagram. The Subsurface Wastewater Application is complete as well as the septic design and info done by Glenn Jacobs. Next *Jeff* began the Site Plan & Building Permit Application. *Jeff* read aloud the info on the applicant and the property. He noted that the original dates listed for the construction and completion will be adjusted as she was later getting started than planned. *Jeff* asked if the members feel this is a '*Minor*' or '*Major*' project. *Misty* asked if it would be under 75,000 feet. As it would be, all members agree it is a '*Minor*' project. As they do not apply, pages 5, 6 & 7 will be waived. Also Page I in Site. All articles pertaining to major projects will not apply here.

Russell – Do we need a site plan for parking? There is nothing showing on her plan. Russell explained to her that she needs to show where the parking area will be on her diagram in relation to the roadway and her business. Also, any signs will need to be shown on her plan. She said it will be lit.

Linda asked about drainage. Jeff said she will need to show that on her plot plan.

Misty wants to be able to see all of the information on the site plan. Stacy & Ken agree. At this point, Jeff said all that is missing is her completed site plan. She will need to have copies for all the members.

Ken motioned that, aside from the updated site plan, this is a complete application. Stacy seconded the motion was so approved by a show of hands. A site walk will be held on Tuesday, September 19 at 5 p.m. at the property location. The public hearing will be following at 6:30 p.m. in Pownalborough Hall. All applicable notices will be done and Ms. Bak is to make sure she has her site plan completed. Jeff requested that she have her driveway and building sites staked out for reference at the site walk. She must also supply copies of her application and site plan for all the members.

Item #3 – Old Business – a.) Richard Condon Project – Jeff read a letter from our CEO, James Valley, in regard to his estimation of the gravel pit project to date. He feels Mr. Condon has met the expectations that he was required. (NOTE: A copy of the letter is attached to these minutes.) Ken said he has been there and thinks Mr. Condon has done a great job.

b.) Mr. Bintliff's Auction house – Ken asked if there was anything happening with his project. Stacy said he's not doing it yet. He is doing the cooking videos that he had talked about before. Also, he's focusing some on the smelt camp project he has in mind.

Item #4 - New Business – a.) Jeff said he received a letter from Berstein & Shore – McEntee in regard to Indian Run Estates – which now is being referred to as Eagle Indian Run. There is a copy of a 'Request of Public Hearing or Application' to DEP that can be seen at the town office. It may have something to do with the water or runoff. Jeff will see if James has a copy of the application. Russell had received the same letter. Probably due to being an abutter. Jeff will check about the copy and will have Shari email it to the members if/when he gets it. He asked if the members feel there have been significant changes made; i.e. improvements. Most members said not since owner Doug Smith sold it. One of the biggest issues was the water runoff through deep skidder ruts.

Item #4 - Other Business – a.) Do members want the new Planning Board books? They are the smaller ones. It was decided to order new ones for all members.

Item #5 - Adjournment – Russell made a motion to adjourn; Ken seconded. So voted at 7:30 p.m.

Respectfully submitted,