

Planning Board Meeting

1/3/95

Present: Bruce, Redlon, Ken, Lil, Carl, Woody

Meeting called to order. Minutes of 11/1/94 approved.

1. Pre-application from REC Concepts. Applicant (Rite-Aid Corp.) wishes to buy property now known as Cornish Sportswear, demolish present building and build two buildings, one for Rite-Aid store and one for Family Dollar store. Ken has concern about being abutter to property and wants to remove himself from voting rights but retain discussion rights. Gary Carson present from REC Concepts for Family Dollar and Rite Aid. He states there will be room for 114 parking spaces, 2 separate stores and a drive thru pharmacy. He will be requesting variances for setbacks.. REC Concepts does not own building but has it under contract.

Planning Board concerns - Bruce needs to check if they are required to have public restrooms. Also curb cuts: there are 2 now and 3 are proposed for this project, 2 on Rt. 25 and 1 on So. Hiram Rd. Ken concerned about the impact of traffic on both roads, and curb cuts directly across from each other creates concern about short cutting across.

The property is in Commercial/Business District. A shopping center requires conditional use and a major review. It involves notice to abutters, public hearing if deemed to have impact on more than local abutters, and state (DOT) acceptance. Ken would like to see an independent consultant look over plan and ensure town's protection. This would be at developer's expense. Developer feels that DOT would report on curb cuts and parking spaces independent of him. Maybe 8-10 new jobs created. Want to start project in the spring of '95.

This will be a non-conforming structure if setbacks are not met. Will need Board of Appeals to give variance on setbacks. Need formal Application to Bruce to ensure completeness. Need list of abutters within 500 feet. They have their own construction crew in NY but in this case probably would sub-contract out quite a lot of the work.

2. Michael Jackson - proposed use of property now known as Don LeTarte's Auto Shop as used car and motorcycle lot and body shop for salvage cars and show room. This property is currently a non-conforming structure and is subject to conditions on Pg. 4 of the land use ordinance. He plans to be open 6 days a week from 9 - 5. He will install a chain link fence with green strips totally covering any wrecked vehicles he will store behind the present building. No parts will be sold at all.

Abutters have to be notified of Planning Board meeting. This is a change of use and requires PB review.

3. Application of Colleen Cunningham and Fern Ridlon to operate a day care center,

known as The Creative Learning Center, on Route 160, lot R8, 35A. Abutters were notified by Ken. A conditional use permit is required.

Motion made and seconded to grant approval for use as a day care center conditional upon receipt of all necessary permits as required by the State of Maine. Passed 5-0.

Applicant to be notified by Lil.

Notes by L. Bell