

Planning Board Meeting 2/1/94

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

Meeting opened by Ken.

1. Wildwood Acres - Map given to PB along with sketch of area showing where road is to be improved, driveway maintenance agreement that will go with deeds, copy of warranty deed and protective covenants. For performance bond he will give town cash of \$4015, proposal amount from Bob Sturgeon. All requirements from prior PB meeting have been given to PB. He asked what would be required for final plan. Page 102 of new ordinance gives submissions required for final plan. Developer must record approved plan, deeds and covenants. Lil moved to accept application for Wildwood Acres as complete. Seconded and carried 4-0. Final approval will be voted on at next PB meeting (March 1). Abutters will be notified and can attend and make any comments. Lot markers (corner posts) will be put in by time road is completed. Should be #12 on map that markers will be put in before sale of lots.

2. Bob Libby - Saco River Estates (Patten) Subdivision. Linda Muller from DEP needs nothing more regarding cul-de-sac. Permit already issued is OK. Brought new map with revisions adding items 18, 19 & 20. There were questions about cul-de-sac right of way to 2 lots involved in cul-de-sac and it was decided that it should be mentioned in deeds when these two lots were sold and that would be enough. No need for public hearing. Moved and seconded that Saco River Estates be allowed to proceed on 2 phase basis as presented. Carried 4-0. PB needs mylar and 4 copies. Needs to be filed with registry of deeds. Mylar and 4 copies have to have embossed seal.

3. Stan Thompson, owner of building housing Accessories Unlimited factory. He has been asked by Accessories Unlimited to make 6000 sq. ft. addition to present building. The first floor would be used in manufacturing, the second floor would be for offices and retail floor space. Total floor space would be 12,000 sq. ft. Parking requirements involved would be on pages 29-32 of ordinance. See 3(c)(ix) on page 32. Requires conditional use permit. Is also in historic district overlay. Would also need approval from appeals board for variance on side setback along Town Hall side of building. Mr. Thompson needs to look at parking requirements and bring detailed plan, septic requirements, site plan review application.

4. Kevin and Gary Mason - Proposal for installation of canopy and gas pumps at Mason's Variety. There is a 100' setback requirement that would need board of appeals variance. They propose a 12,000 gal. tank (8,000 & 4,000) that will be underground on west side of store parking area. A regular building or use permit with PB authorization is required. They would need board of appeals public hearing, review of sign ordinance regulations, etc. The PB needs a plat plan drawn to scale. They were given a copy of application.

5. Vacancy on PB for vice-chairman since Judy Matheson resigned. Redlon volunteered. Moved and seconded to accept Redlon. Carried 3-0.

Notes by Lillian E. Bell, Secretary