

Planning Board Minutes 3/1/94

Present: Bruce, Redlon, Lil, Ken, Woody

1. 7:15 Meeting called to order.
2. Minutes - HUD minutes, 10/5/93 minutes, 10/19/93 minutes, 11/2/93 minutes, 1/11/94 minutes, 2/1/94 minutes all approved 4-0.
3. Comments - Ken notified PB about the letter received by Selectman Carlton Candage. The Land Use Ordinance review process is well underway. The public has 45 days to make comments, then state will vote to accept or deny. Preliminary acceptance by state.
4. Wildwood Acres - 4 lot subdivision of land on Morrill Rd. Ken reviewed with 2 abutters that were present about what had transpired recently - the buffer zone, new test pits farther back than before, 2 common driveways (lots 1 & 2) (lots 3 & 4) to cut down on disturbance of soil and erosion control. Concern by town of Parsonsfield about road drainage has been addressed, applicant will pay for additional drenches along road, culvert designated and agreed to by road commissioners of Parsonsfield and Cornish. Ken read covenants to the public. PB given manager's check from Key Bank for \$4015 as bond. Mylar and 4 copies with raised seal were given to PB. Notes 12 & 13 to the mylars had been added as requested by PB. The PB is not responsible for accepting covenants even though they will be recorded with deeds. It was moved and seconded to approve, accepted 4-0. PB signed mylars and maps.
5. North Country Estates - Saco River Estates - PB has not yet received the mylars and 4 copies so this is still an open item on the agenda.
6. Mason's Variety - changes from last meeting - gasoline pumps site has been moved to west side of building due to state requirements. It was decided that this is zoned commercial after lengthy discussion. It was determined by PB that boundary of Village Center and Commercial-Business zones runs along Bernie Mason's property where his house is. Letters were sent to abutters, none were present at meeting. Motion to approve conditioned on Board of Appeals variance of setback for pumps. Signs will conform to sign ordinance. Motion carried 4-0.
7. Morrill York - application for use of Enterprise Restaurant as funeral chapel, no exterior work, requires interior wall changes. Expects renovations beginning 5/15/94 and completed by 9/30/94. Mr. York has legal contract for purchase from Elaine Noyes, present owner of property. This change would require conditional use after site plan review. Basically present blacktop area is involved. PB has received application and list of abutters. Do we have complete application? 1.) Map submitted is copy of surveyor's map, 2.) 35 existing parking areas. One space is required for every 3 seats. PB needs detail of new sign, outside lighting, parking layout before next meeting on April 5, 1994. PB will send letters to abutters. This

will not be a public hearing so not a certified letter.

8. Application for Forever Meadows Herb Farm - Jeffrey Nee at 33 Maple Street (John & Martha Nee). Jeffrey Nee lives in Buxton. He wants to have a small garden and herb stand during the months of March - Labor Day. No greenhouses as proposed in letter received from him previously. PB considers this agriculture and it is permitted in Village Center district.

9. Clifford Strumpf - operating auto body, welding on Route 5. Application but applicant not present so postponed. The application is for auto detailing, considerably less than what's being done there now.

Meeting adjourned.

Notes by Lillian E. Bell, Secretary.