

MINUTES OF PLANNING BOARD MEETING
SEPTEMBER 8TH 1997

MEETING CALLED TO ORDER 6:00 PM.

1. Accepted minutes of AUG. 16TH Meeting.
2. Correction to amend minutes of Aug 16th meeting to state that Frank and Debbie Sanborn Auto Sales, Can not fill in site and not cut trees for expansion purposes.
3. Discussion of changes to Planning Board By-laws. Chairperson asks that the Selectmen please read no later than next week for a vote to be taken. A
4. Business Park: The Chairperson has received a letter from the York County Soils & Water Conservation Dept., that they have been waiting for. Chris asked Mark from Sebago Technics to please clarify why the "Proposed grading plan not adequate." statement is in the letter from Y.C.S.W.C. The plan is again explained. Open discussion followed pertaining to placement of rocks in rock slope and stability. Also discussed use of "chicken wire" reinforcement. Norman Labbe is comfortable with addendum and changes made to water control. John Cleveland asks for vote in one week. Discussion followed pertaining to importance of letter for buffering requirements and changes made from last meeting that was just received by Board and members have not had time to review. Chairperson repeats importance of every detail written, read & understood by all involved before a vote can be taken. Chris asks that Owners be present for a 10-15 minute discussion before next meeting scheduled the 15th of Sept. at 6:00 PM. The Owners gave a Covenants & Easements Rules & Regulations agreement for Business Park to the Planning Board to review. Chairperson would like to see Y.C.S.W.C more in acceptance of proposal from Sebago Technics before voting.
5. Letter presented from Hastings Law Office concerning the C.N. Brown Company operating as a gas station in Town. The Chairperson read the letter and discussion followed. The Attorney was advised to attend the Oct. Planning Board meeting. The particular Ordinance mentioned by attorney regarding the definition of "operating or functioning as a business" was written specifically with that piece of property in mind. Members state that this building is not in compliance of the ordinance as it has not been used as a business for a number of years. The Board agrees to stick to the Ordinance as written. Issue will be on the agenda for the Oct.6th Planning Board meeting.

6. The Aquifer Protection Map has been done and the Chairperson asks that Phil have maps checked for accuracy and to report back for Oct 6th meeting, that a vote may be taken to accept map for reference.
7. No more old business posed.
8. New Business.
Proposal from Jamie Carr for Storage Bays and Bottle Redemption at old Drive-Inn location. Property in question may possibly be in aquifer protection or fall under well head protection which eliminates the possibility of that type of storage business. Investigation and follow-up will be done.
9. A possible future project for the area on Rt.5 around Little River and Brown Brook in resource protection, started discussion about the water flow and new construction in that area. Chairperson asks that a presentation be made to show the Planning Board just how testing shows where the waters in that area originate and how testing works for the Oct. 6th meeting.
10. Selectmen ask that the Planning Board approve the changes made to the ordinances from last special meeting. Request made so they can be sent to print and ready for Town Meeting. Will be voted on Oct 6th.
11. Chairperson asks for a committee to be setup for an Architectural Standard to be adopted by the Town for future Commercial proposals. Board members agree and Beth Nee, Ray Estabrook and Steve Gauthier agree to sit on committee.
12. Code Enforcement Officer; Ray Estabrook, brings before the Board the problem with Personal Junk Yards and Old Vehicle Storage in Town. Ray has prepared letters to mail out to property owners with this problem, stating that the property owners have 14 days to comply with cleanup before the matter will be turned over to the Selectmen for appropriate legal actions. Carlton Candage requests a copy of such letters. Fines as a possible deterrent were discussed as well as the problem of no dump facility available to residents. Matter not resolved.
13. Motion made to adjourn. Seconded. Meeting adjourned 8:20 PM.