** PLANNING BOARD**

 17 Maple Street

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Monday, May 21, 2018

WORKSHOP MEETING MINUTES

**Call to Order**

Chairwoman Jessica Larson called the meeting to order at 6:14 p.m.

Present: Eve Bergstrom, Ken Hall, Jessica Larson, Emily Ward, Nancy Perkins, Sandra Watts, Code Enforcement Officer Wes Sunderland, Recorder Desirae Bachelder.

Absent: Norm Harding

Guest Present: John & Diane Medici, Chris Calnan, Zach, Karen & Alexandra Remington, John Watts.

**Old Business:** None

**New Business:**

1. Jessica Larson designated Sandra Watts as a voting member in Norm Harding’s absence.
2. Approve minutes from April 16, 2018 workshop meeting

Emily Ward motioned to approve the April 16, 2018 workshop minutes as corrected. It was seconded by Ken Hall. Motion carried with all in favor.

1. Approve minutes from May 7, 2018 business meeting

There were no minutes available to approve.

1. John and Diane Medici – 47 Main St Historic Application

Mr. Medici is renovating the house at 47 Main St, Map U03, Lot 34, and would like permission from the Board for the color of the windows, siding, and doors because the house is located in the Historic District. The siding will remain vinyl; the only change to the building is the height of the windows due to egress. The Board cannot vote to approve his application at a workshop meeting. Ken Hall asked that Mr. Medici bring a sample of the siding or window lining that he will be using on the building to the next business meeting on June 4, 2018 for approval. Mr. Medici stated that some windows are already in place and the Board is welcome to take a look at what is there.

1. Jerry Day - guidance on opening a small engine repair garage. Located on Map U01, Lot 16.

Jerry Day was not in attendance. It was discussed that there is no documentation that a business was permitted at the property in question. Also the lot is non-conforming for what Jerry would like to use the property for.

1. Karen Remington – CUP Pre-Application. Map U03, Lot 046A

Mrs. Remington submitted an application and drawing of her property.

The Board discussed the zoning districts of the property. It was confirmed that her property is in the Historic, Rural Residential, and Agricultural Districts. The proposed riding ring was determined to be in the Historic and Rural Districts. Mrs. Remington did give the Board an alternate location if it is determined that the riding ring is not allowed in the Historic District.

The Board would like to pose the question to Maine Municipal Association of what a riding ring would be considered to be, i.e. structure, in the Land Use Ordinance for clarification.

An Abutter’s List needs to be submitted to the Board, with the correct mailing addresses.

The Board asked for clarification of the size of the ring. Mrs. Remington stated that the ring will remain 50 feet by 120 feet or smaller depending on if the ring needs to be moved from the Historic District.

An updated plan and if possible a plot plan to scale, with correct dimensions for voting and historical documentation purposes needs to be submitted so that a public hearing and site walk can be scheduled.

The Board questioned if Mrs. Remington had or needed to have a food license for the Home Occupation, if she is offering lunch or dinner to her customers. It was suggested that she contact the State for confirmation. She explained that the food is optional, but will look into the matter.

The Board also asked that the bathrooms be listed on the plot plan.

The Board recommended that ADA (America Disability Act) compliance be look into, because of the therapeutic aspect of her riding ring.

The Board determined that the application was incomplete. Mrs. Remington will be on the next agenda. A $150 fee will need to be paid for the Conditional Use Permit before the application can be voted on.

Wes Sunderland stated his concern about all of the business being in the same 3 acres when the property owners have 7 more acres available to use.

Chris Calnan asked if large animals are allowed in the Historic District. The Board will send this question to MMA as well.

**Communications Received/Sent:**

1. MMA response (4/18/18) PB zero setbacks/variances

**Adjournment:**

Emily Ward motioned to adjourn the business meeting at 8:26 p.m. It was seconded by Ken Hall. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder

CPB Secretary