



MINUTES
PLANNING BOARD
JUNE 28, 2012

John Potvin - Regular 2012
Don Fellows - Regular 2013
Jeffrey Ganong - Regular 2013
Dan Nezol - Regular 2014
Francis Drake, Jr. - Regular 2012
Gerry Kamke - Associate 2013
Steve Warren - Associate 2014

1. **CALL TO ORDER:** The Chairman, Mr. Ganong called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Dan Nezol, Jeffrey Ganong, Francis Drake, Jr. and Don Fellows. John Potvin was absent. Steve Warren, Associate member, was present and Associate member Gerry Kamke was an excused absence. Also present were Code Enforcement Officer, Michael Cote; Jay Raitt, Little River Land Surveying; and 2 citizens in the audience.

The Chairman reviewed the Board's policies and procedures.

3. **PUBLIC HEARINGS: NONE**

4. **REGULAR MEETING:**

Subdivision Permit Application

Case # 11-09 Applicant: Wayne Ricker R5-41

Intended Use: Subdivide three lots

Mr. Raitt said he dug three test pits on the Ricker property which were each found to have suitable soil conditions for a three-bedroom house. He said the spacing for driveways complies with town standards.

ACTION TAKEN: Mr. Drake seconded by Mr. Fellows moved to accept the final plan for a Subdivision. Vote 5-0 Carried

At 7:12 PM the Board came out of the regular meeting to sign the Subdivision Plan. The Chairman Mr. Ganong resumed the regular meeting at 7:16PM.

Re-visit Conditional Use Permit for Open Door Bible Church which was approved on May 24, 2012 with condition that a landscaping plan is put in place and a plan for signage be done by the June 28, 2012 meeting.

Eric Metevier, representative for Open Door Bible Church, said Pine Knoll Landscaping will do the landscaping. He said because of snowplowing no landscaping will be placed on the sides of the building. He said the sign will be placed on the building and will be done by Auburn Sign Company.

Mr. Fellows said he would like to see a final draft for the sign showing a border.

ACTION TAKEN-MAIN MOTION: Mr. Drake seconded by Mr. Nezol moved to accept the Open Door Bible Church's landscaping plan for the storage unit as it is.

ACTION TAKEN-AMENDMENT 1: Mr. Fellows seconded by Mr. Warren moved an amendment to require a border around the sign that is accepted by the Planning Board. Both Mr. Fellows and Mr. Warren then asked for the amendment to be withdrawn because there needs to be a time frame for the landscaping, paving, and sign.

ACTION TAKEN-AMENDMENT 2: Mr. Fellows, seconded by Mr. Warren moved an amendment that all landscaping must be completed by July 31, 2013 and the sign must have a border and be approved by the Planning Board. Vote 4-0-1. Carried (Abstained: Mr. Nezol)

ACTION TAKEN-MAIN MOTION AS AMENDED: Mr. Drake, seconded by Mr. Nezol moved to accept Open Door Bible Church's landscaping plan for the storage unit and that all landscaping must be completed by July 31, 2013 and the sign must have a border and be approved by the Planning Board. Vote 5-0 Carried.

Mr. Metevier said he would bring in a draft for the sign at the next meeting.

5. OTHER BUSINESS: Route 9-ROS-I changes to the Comprehensive Plan discussion.

Mr. Ganong said the Planning Board should meet with Amanda Bunker from Wright Pierce to discuss the process. Mr. Fellows suggested a workshop on Thursday, July 12 at 7PM.

6. WRITTEN COMMUNICATIONS: Minutes of May 17, 2012 Workshop, May 24, 2012 meeting, and June 6, 2012 meeting.

ACTION TAKEN: Mr. Drake seconded by Mr. Ganong moved to approve the minutes of May 17, 2012, May 24, 2012, and June 6, 2012. Vote 5-0. Carried.

Mr. Ganong said his term as Chair is ending. Mr. Cote said he would put the Chair and Co-Chair appointments on the next agenda.

Mr. Fellows said the AVCOG checklist needs to be done by next month.

Mr. Warren asked Mr. Bowie how to get public input regarding Route 9. Mr. Bowie said it is frustrating that people don't show up to give their input. He suggested serving dinner.

7. ADJOURNMENT:

ACTION TAKEN: Mr. Drake, seconded by Mr. Fellows moved to adjourn at 8:05 PM. Vote 5-0 Carried.

Respectfully submitted,

Elizabeth French
Assistant Town Clerk