

## Planning Board Meeting Minutes 07-01-2013

### Standish Planning Board Meeting Minutes July 01, 2013

The meeting was called to order by Chairman Brian Libby. Present were Steve Nesbitt, Lester Ordway, Alta Harding, Alberta Byrnes, Betty Perry, Town Planner Bud Benson and Jackie Dyer, Secretary to the Planning Board. Absent was Carol Billington.

Mr. Libby welcomed new Board members Lester Ordway and Betty Perry.

The first item on the agenda was the elections of officers. Mr. Nesbitt nominated Mr. Libby for Chairman and this was seconded by Mrs. Harding. All in favor(4) with two abstaining Mrs. Harding nominated Mr. Nesbitt for Vice Chairman. All in favor(4) with two abstaining.

The second item on the agenda was the approval of the meeting minutes for the June 03, 2013 and June 10, 2013 meetings. Mr. Nesbitt made the motion to approve the minutes seconded by Mrs. Harding. The motion to approve was carried with four yes votes with two members abstaining.

The next item on the agenda was the approval of the Finding of Fact for **Aaron T. Menard-1 Main Street, Steep Falls, Map 32, Lot 15**. This was an approval for an ice cream shop. Mr. Nesbitt made a motion to waive the reading seconded by Mrs. Harding. Four members voted yes to waive the reading with two members abstaining. Mrs. Harding made a motion to approve the Finding of Fact seconded by Mrs. Nesbitt. Four members voted to approve the Finding of Fact with two members abstaining.

#### New Business :

#### **Paul and Candace Thompson , 14 Oak Hill Road Map 36, Lot 9 Site Plan request for temp. use/access via Council lease**

Paul Thompson was present to represent himself. He is asking to use a part of the proposed connector road, which he feels is dead, from the existing curb cut on Rt.25, to his property on 14 Oak Hill Road, as an entrance. Mrs. Harding said she has no issue with fire protection but doesn't understand why Mr. Thompson wants a temporary entrance, via the connector road, to his property. Mr. Libby said Mr. Thompson had come before the council once before and they had not given consent to him, but told him he needed to come before the Planning Board before they would give any consent for temporary use of their land. Mr. Thompson said that he was under the impression that if the connector road went through, he would be able to build an entrance to his property from it.

The Planning Board, at the time, could not take this entrance under consideration, because the connector road project had not been passed. Mr. Thompson said he is pretty discouraged that the connector road project had not gone through and also because he said the Town has no idea when the project might move forward. He said he feels the project is dead. Mr. Thompson said he feels the entrance is very important to the property as that is an old historic building. He is trying to generate business on that lot and is having a hard time. The future drive way entrance, he feels, is very important to his future business. Mr. Thompson said he feels the Town doesn't want anymore businesses there. He feels that the Town doesn't want anymore businesses on that lot and if they did approve anything, they could pull the approval in seven days. Mr. Nesbitt said he would like to have a site walk before the Planning Board goes any further with this. He told Mr. Thompson that he doesn't believe the connector road project is dead and will eventually move forward. Mr. Libby said he feels that eventually, it will move forward. Mr. Nesbitt said again he does prefer a site walk before moving forward. Mr. Thompson was okay with this, as he said he doesn't want to invest anymore money into the Town until he feels things can move forward. The site walk is scheduled for Monday, July 8<sup>th</sup>, 2013 at 6:00pm.

## **Sketch Plan review for proposed Family Dollar Store**

Mackenzie Simpson and Doug Murray were present to represent Family Dollar Store. They are proposing to build a retail store at 120 Ossipee Trail East (Route 25), which is across the street from Pit Stop Fuels.

Mr. Simpson spoke. He is from Northeast Acquisitions, Hunt Real Estate. They are a preferred developer for Family Dollar and they have identified the Town of Standish as a place where they would like to build a store. The current parcel is owned by Mike Sullivan. They will try and meet the town codes as best as possible and would develop a connector road for future access. They would use this road for access for delivery trucks, which usually come in to their stores on Friday evenings. They are trying to work out parking and have done some needed changes.

Mr. Simpson wanted to give an overview of how Family Dollar works. He said they want to build a stand alone convenience store which they own, they maintain, clean and take care of. It would be a brand new building and well designed. They feel that consumers are more likely to shop at a stand alone store than go into an old run down plaza. He said they don't need to come to Standish, but would like to. They do everything they can to comply with codes and get done what they have to. They will be trying to build 40 stores across Maine within the next couple of years.

He continued with saying that Family Dollar has very competitive pricing and is usually below Walmart's pricing on many items. They offer a wide variety of items: household goods, some clothes and footwear, cleaning products, etc. They buy in bulk and do not offer the variety that Hannaford does, but they do order and sell name brand products. He said people are always looking for bargains and will come there because of the pricing. He said they are more of a convenience store than a store with wide varieties. Family Dollar doesn't offer meat or produce and they offer no liquor. Their distribution center is in New York.

They will hire a store manager and have two cashiers there when they are open. He said the typical person spends \$11.00 there at any given times. They would like to hire local people because they feel business would be more successful if people come there to shop and are welcomed by someone they know and feel comfortable with.

They would create the colonial cape look like Standish would like to keep. The location was chosen because they feel the retail location would fit in with what is already there.

Mr. Nesbitt asked which plan they are focusing on and it is the one dated June 27, 2013. They have changed their first sketch plan they submitted a few times, trying to make changes that will be accepted and are part of the code. They don't like to do many renditions because he says that raises red flags with their corporate head quarters. They do want to push the building back and comply with Town regulations. His job is to put a package together that is acceptable to both the Town and to Family Dollar also. His company is being the middle man and making sure the Town gets what they want and Family Dollar also.

Mrs. Byrnes asked if they are approved, when would they be open for business? Mr. Simpson said, if and when they are approved by the Town, they send it to Family Dollar for their approval and that usually takes up to 30 days. After that is okayed by Family Dollar, then they are looking at a 90 day period of time to get started. They do all kinds of environmental tests, look at the title, get a survey of the property, a geotech report of the soils and then also a report from DOT as to traffic flow and possible back up of traffic at the intersection. They are concerned about the back up of traffic at the Hannaford, but DOT was not concerned about that. Family Dollar would not let them start anything until they have all of their permits in hand. The whole process usually takes around nine months. They do not build in the winter time as they really haven't figured out a way to do so. If approved, they would not start construction until March 2014.

Mrs. Byrnes asked about their newly proposed turn lane and wanted to know if that entailed any new road construction. They would have just black top with some raised pavement that looks like bricks. There would not be any new road construction or added turn lanes. Mrs. Perry asked how large the parcel is and how much would be used. Mr. Simpson said the parcel is approx. 6 acres and they would use only what they need, depending on the size of the store. They would like to make things work.

Mrs. Harding said she is a bit confused on which plan they intend to use and Mr. Simpson told her it was the June 27<sup>th</sup>, 2013 plan. She asked them about moving the building back, which will be discussed in the workshop next week on July 08, 2013. Mr. Simpson said they have things to change in order to meet the code. He asked that if any of the Planning Board members see any changes they would like, to please bring them up. Mr. Simpson said they are trying very hard to comply with everything. His company incurs all the expenses before Family Dollar actually approves of everything. They pay for all of the studies and tests with no reimbursement from Family Dollar.

Mrs. Perry wanted to know why they are going to move the building back and how would that comply with the building in the back.

Mr. Simpson said they are trying to comply with the build to lines on both the front and the sides. This would bring them to code for the Town. Mr. Benson said the store would like to have parking at their entrance, and they have more things to work out before they come back and apply.

Mr. Simpson said Family Dollar wants to become part of the community and business friendly. He said a community store is a successful one. They want to blend in as much as possible.

Mr. Nesbitt asked for a site walk. He would like to see the site and the build to line they are talking about. Mr. Simpson said he would welcome that. They need to talk about sidewalks and some other things before they apply. He also mentioned parking requirements and parking codes, which they have moved to the back but would rather have parking at the front. He mentioned shared parking (30%) with other businesses. He said Family Dollar would have a problem with that after hours as far as safety and who would be monitoring it when they would be closed.

A site walk was scheduled on Monday, July 08, 2013 at 6:30pm.

There was no other business. Mr. Nesbitt mentioned that the Ordinance Comm. was still going through the Sebago Lake ordinance project and welcomed all to attend. .

Meeting was adjourned at 7:46pm.