

Planning Board Meeting Minutes 01-13-2014

Standish Planning Board Meeting Minutes January 13, 2014

The meeting was called to order by Chairman Brian Libby at 7:00pm. Present were Steve Nesbitt, Lester Ordway, Alberta Byrnes, Bud Benson, Town Planner and Jackie Dyer, Secretary to the Planning Board. Absent were Alta Harding and Carol Billington.

The first item on the agenda was the approval of the meeting minutes from the December 09, 2013 meeting. Mr. Nesbitt made a motion seconded by Mr. Ordway to approve the minutes. All in favor.

Michael Lyons & Mary Anne Hildreth, 85 Sand Beach Road, Map 56, Lot 1 Shoreland Zoning Application

Both of the applicants were present as was their architect, John Cole. Mr. Libby told the applicant that this was a very well done plan. Mr. Ordway said that he had no concerns and Mr. Benson said he did not either. There were no public comments. Mr. Nesbitt asked if they were going to remove the concrete sidewalk leading out to the lake and Mr. Libby said they were going to replace it with something of a different style and do some revegetation.

The following are the conditions of approval :

Per standards found in 237-12 C (1) b the Planning Board approval of this site plan is limited to structure setbacks to the maximum practical extent. Existing structure, with scaled setback from apparent normal high water line of _55'__ ft, to be demolished and a replacement structure with proposed structure setback of _55'__ ft. built on a new foundation.

2. The following plans and calculations must be submitted by the applicant and approved by the Code Enforcement Officer before permits are issued:

- a. Structure expansion is permitted per § 237-12 C. (1) (a), reconstruction
- b. Maximum percent impervious lot coverage not to exceed existing per standards found in § 237-15 B.(4),
- c. Stormwater design to reduce runoff and encourage infiltration per standards found in § 237-15 J.(1), The applicant will remove the impervious concrete walk and replace with a porous walk.
- d. Erosion & sediment control plan per standards found in § 237-15 Q.
- e. Clearing and a re-vegetation plan (include plantings on the lake side of the property) per § 237-15 P. (2) (a)

3. Per standards found in § 237-15 B (3) , the applicant's proposed new structure may be within the FEMA delineated 100-year flood plain and will, at minimum, need an (Elevation Certificate) to prove to the Code Enforcement Officer that the lowest floor is at least 1 ft above the 100-year flood elevation. The site plan shows a proposed building footprint. The lowest floor elevation or openings of this building, including basement floor must be more than one foot above the FEMA 100 year flood elevation.

4. This approval and any permits issued under this approval shall lapse and become void unless the start of construction or operation as defined in § 237-16. Administration. F "Expiration of Permit." A permit of the Zoning Ordinance begins within one year from the date of this approval. The Planning Board may extend this permit upon a showing of hardship, provided that the written request for extension is made before the expiration of the one year period.

5. The approval is dependent on and limited to the plan and proposals submitted by the applicant either orally or in writing. Any variation from the plans or proposals is subject to review and approval from the Planning Board, in writing, except for minor changes which the Code Enforcement Officer may approve.

Mr. Nesbitt made a motion seconded by Mr. Ordway to approve the application. All in favor.

William A. Ward, 178 Stuart Shores Road, Map 59, Lot 16 Shoreland Zoning Application

Mr. Ward had asked for his application to be tabled until the next meeting. Mr. Libby said that Mr. Ward needs to come to the Board with a plan that he wants to have approved and it is up to him to do so. The Planning Board Secretary will notify Mr. Ward as to what the Board is recommending. Mr. Nesbitt said a site walk was done and then a workshop, which he felt was very confusing as the applicant was not sure what he really wanted. This was tabled until the February meeting.

**Hunt Real Estate Ser., Inc., 120 Ossipee Trail, Map 10, Lots 70,70B
Site Plan Application for Family Dollar Store**

Mr. Libby asked for a motion to table this item to a workshop held directly after the meeting. Mr. Nesbitt made a motion seconded by Mr. Ordway to do so. All in favor.

David & Barbara Keene, 412 Cole Hill Rd., Lot 44, Lot Shoreland Zoning Application

Mr. Libby said that the Keene's had asked to be removed from the agenda. Mr. Nesbitt made a motion seconded by Mr. Ordway to do so. All in favor.

The meeting was adjourned at 7:10pm.