

Standish Town Hall

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Planning Board Meeting Minutes 06-04-2012

Town of Standish
Planning Board Meeting
June 04, 2012

Chairman Steve Nesbitt called the meeting to order at 7:05 p.m. Present were Carol Billington, Diana Allen, Alta Harding and Brian Libby. Staff present was Bud Benson, Town Planner and Jackie Dyer, Secretary to the Planning Board.

Mr. Nesbitt said that he would like to table the approval of the May 07, 2012 and the May 14, 2012 meeting minutes as he is missing a page or two from the May 7th meeting and the May 14th meeting he did not get to go through in detail but thinks that some things from Mr. Benson's memo were put on there in error and need to be changed. Mrs. Harding made a motion to table the minutes until the next meeting and this was seconded by Mrs. Billington. All in favor.

Approval of Finding of Fact:

- Nittany, LLC (DBA Subway)/58 Ossipee Trail East- Map 10, Lot 63 A-Site Plan Amendment

Mr. Libby made a motion to waive the reading, seconded by Mrs. Harding. All in favor. Motion made by Mrs. Billington to approve the finding of fact, seconded by Mrs. Harding. All in favor.

- Standish Collision Center/57 Northeast Road- Map 10, Lot 60- Site Plan Amendment

Mrs. Billington made a motion to waive the reading, seconded by Mrs. Allen. All in favor. Motion made by Mrs. Billington to approve the finding of fact, seconded by Mr. Libby. All in favor.

- Standish Auto Parts/127 Ossipee Trail West- Map 10, Lot 13 B-Site Plan Application

Mr. Libby made a motion to waive the reading, seconded by Mrs. Billington. Mrs. Billington made a motion to approve the finding of fact, seconded by Mrs. Harding. Mr. Nesbitt had a question on the site plan as Mr. Whitely had agreed to do some buffering around the front and around the sign. These were not present on the updated site plan. Mr. Benson stated that they were on the condition of approval and should be okay. Mr. Nesbitt felt that they should be added to the finding of fact. Mrs. Billington made a motion to amend the finding of fact to include the condition 2 of approval adding the buffering on the front and around the sign. This was seconded by Mr. Libby. All in favor.

Communications :

Dana Lampron/129 Westerlea Way, Map 20, Lot 7G-Request for extension on reconstruction

Shawn Frank from Sebago Technics was present to represent Mr. Lampron. Dana Lampron was also present. Mr. Frank stated

that this shoreland zone permit was received last September after going in front of the Planning Board and the Board of Appeals. This permit was to relocate the existing home to a separate lot and they did not realize that there was a one year time limit to complete the work. It was never Mr. Lampron's intent to do this during the summertime as he did not want to cause any inconvenience to anyone. The time would be up in September 2012 and rather than doing the work over the summer, they are asking for an extension to do the work over the fall and the winter months. They anticipate they would start in September and felt that a 60 day extension would be sufficient. Mr. Benson stated that Mr. Lampron came in to see him asking for an extension and they are not changing any of the existing plans that were submitted, but keeping everything the same. He said that if the Board could agree to do a 60 day extension, he feels that there is no need to go through the process again and have to reapply. Mr. Lampron said that he felt 60 days is enough, but he might need more time. He stated that 90 days would be better, so he would not have to come in again. Mrs. Harding asked if when the house is moved, does that make it a substantial and major amount of construction? Mr. Lampron said that he had talked with the CEO and was told that as soon as the new foundation goes in, that is a substantial amount of construction. Mr. Lampron said that he is doing a lot of work right now, but not on that particular lot. Mrs. Harding asked Mr. Lampron if he thought that they would have the house moved in 60 days, or did he need longer. She felt 90 days would be better. Mr. Nesbitt stated that no new ordinances have been passed since this approval and there are no new Board members that might have a different point of view. Mr. Nesbitt said that the abutters had not been notified and Mr. Benson told him that this application was still valid and that was not necessary. If Mr. Lampron is granted 90 days and goes over that then he would have to come back to the Board and start the process over again. Mrs. Billington made a motion to grant Mr. Lampron a 90 day extension, seconded by Mr. Libby. No public comments were made. All in favor and a 90 day extension was approved.

There was no old business.

New Business:

- **Paul & Candace Thompson/14 Oak Hill Rd., Map 36, Lot 9-Site Plan workshop**

Paul Thompson was present to represent himself. He is asking for an approval for a mechanical garage and workshop on the property. Mr. Benson said that Mr. Thompson has a barn on the property that he would like to change into a business. He is not building any new structures and he feels that coming before the Board and having a workshop would enable Mr. Thompson to find out what he can and can't do with the existing structure and see if this is feasible. The property is located in the Standish Corner District off Oak Hill Road. Mr. Nesbitt asked him about the conversion on the plan to put in a residence on the second floor. He asked if that is something the Board approves or does that go directly to the CEO? Mr. Benson said that the main focus would be converting the barn into a mechanical repair garage and workshop. The second floor is currently approved for retail sales and would be converted into a residence with two dwelling units. Mr. Thompson said they are proposing to start with one dwelling unit, but there is enough room to put in two small one bedroom efficiency apartments, but he wants to speak with the CEO about it. Mr. Nesbitt asked for public comments, there were none. Mrs. Harding asked if the parking requirements would change as it is going from a retail space to a residence. Mr. Benson said that the second floor area is about the same as the barn.

The second floor of the existing building is a bit bigger than the barn, but it reduces the parking requirement, as the standards have changed because it's in the Standish Corner District. This drops the requirement substantially and this is something that can be discussed in the workshop and some of the parking shown on the plan could probably be removed. Mr. Thompson said that his biggest thing is the 30% shared parking and he is wondering with the existing businesses that he may need more parking than he thinks he does. He is looking into that himself. Mr. Nesbitt said that he would like a sitewalk and the Board agrees. A sitewalk was scheduled for Monday, June 11, 2012 at 6:00 p.m. with a workshop to follow.

- **Burning Rose Land.Dev./70 Ossipee Tr.E/Map 64, Lot 70-Site Plan workshop**

Michael York and his son Michael, Jr. were present to represent themselves. He is proposing to build an addition to the existing building to be used for retail. He has an anchor tenant now, he has had none for awhile. This addition would be designed around what the anchor tenant wants to rent and how they want the space to be. Mr. Benson said that the issue is that the building addition is not along the required build to line. This is located in the Standish Corner District and is an addition to the existing building. There were no public comments. A sitewalk was set for Monday, June 11, 2012 at 6:30 p.m. with a workshop to follow.

Mr. Nesbitt said that there is an upcoming Ordinance Comm. meeting and also elections on June 12, 2012. The Planning Board still has vacancies. A new Chair person will be elected at the next meeting. Mrs. Allen spoke and reminded everyone about the upcoming Standish Spectacular and the many wonderful things that are planned. The meeting was adjourned at 7:28 p.m.