

Planning Board Meeting Minutes 07-02-2012

Town of Standish
Planning Board Meeting
July 02, 2012

Chairman Steve Nesbitt called the meeting to order at 7:02 p.m. Present were Alta Harding, Brian Libby and Diana Allen. Staff present was Bud Benson, Town Planner and Jackie Dyer, Secretary to the Planning Board. Absent was Carol Billington.

Mr. Nesbitt asked for a motion to approve the meeting minutes from May 07, 2012, May 14, 2012 and June 04, 2012. A motion was made by Mrs. Harding and seconded by Mr. Libby. All in favor.

Mr. Nesbitt asked for a motion to approve the Finding of Fact for Standish Auto Parts. A condition of approval needed to be added before it was signed. Mr. Libby made a motion to waive the reading and this was seconded by Mrs. Harding. All in favor. A motion was made by Mr. Libby to approve the Finding of Fact and seconded by Mrs. Harding. All in favor.

Mr. Nesbitt stated that Town elections had just been held and it was time to elect a new Planning Board Chairman. A motion was made by Mrs. Allen nominating Mr. Libby for Chairman and seconded by Mrs. Harding. All in favor. Mr. Libby took over as Chairman. He asked for nominations for vice-chairman and Mr. Nesbitt nominated Mrs. Billington. This was seconded by Mrs. Allen. All in favor.

Paul & Candace Thompson/14 Oak Hill Rd., Map 36, Lot 9

This item was presented at the last meeting. Mr. Thompson was present to represent himself. He stated that he wants to operate a mechanical repair garage on this site. He wants to take 1300 feet of the building present on the site and use it for mechanical repair and use another building for storage. Mr. Libby said that there was a site walk last month and discussed where the doors would be, Mr. Thompson has now put those on the plan where they are to go, replacing the existing doors. Mrs. Harding asked about the parcel being subdivided, Mr. Benson said that is another parcel. Mr. Nesbitt asked if Mr. Thompson was going to expand the building and Mr. Thompson said he was keeping it the same as it is now, 30'x30'. He would remove the 1300 feet that is now existing retail and replace it with 900' of mechanical repair. He asked about what would happen if he moved ahead with the placement of two apartments in the building on the second floor. He wanted the opinion of the Board and would he need to see the CEO first. Mr. Benson said that there is some internal work that needs to be done in the building before that could take place, but the Board is being asked to approve the conversion of the retail space into a mechanical garage and two apartments. Mr. Libby said that they are not really approving two apartments, just taking some retail space and converting it into a mech. repair and another apartment. Mr. Benson said that he is taking the existing barn and using some space and making it a new use for the barn. Mr. Thompson said that he is not upping the use for commercial property. Mr. Nesbitt asked if he had made changes to the existing parking spaces and Mr. Thompson said that from the 2007 existing parking he has submitted a new parking plan and parking schedule. He has 28 spaces available now and he is required to have 20. Mr. Nesbitt said that a condition of approval should be that there is shared parking after hours and Mr. Benson said this is correct. Mr. Thompson that there is a question about some shrubbery in front of the garage and he has left some space to show that he will plant a tree or whatever the Planning Board wants him to do. Looking from Rt. 25, he has left an island that would allow him to plant different things and lessen the view from Rt. 25 to the garage. Mr. Benson said that this section of code is different in this district than what they are used to seeing. He said that there is no seen right of way on the plan and that the connectivity master plan for Oak Hill Road and Rt. 25 is still an issue in this plan. The right of way is not shown to the abutting lot which would be on Rt. 25, and this needs to be defined on the plan. He needs to move parking stalls 21 and 22 on the plan and relocate them someplace or just remove them as he has more than what is needed. He would be able to get the right of way through there on the west side of the property to the house lots on Rt. 25 and this should be shown on the plan. Mr. Thompson wanted the abutting property owners to know that he was in no way interested in getting onto anyone else's property, but he needed a conceptual

right of way. He will not use any of the parking on that side either. Mr. Libby asked if the Board would like another workshop on this item and Mr. Nesbitt said he thought it was a good idea. He felt the Board needed to go over the outside windows and more detail about the future drive and just do some fine tuning. The Board agreed and a workshop will be held on Monday July 09, 2012 at 6:00 pm. Mr. Thompson asked what they would talk about. Mr. Libby said that they would go over the shrubbery, windows and doors, the connectivity and keeping the property in character. Right now the fenestrations meet the ordinance, but needs to be talked about.

Burning Rose Land.Dev./70 Ossipee Tr.E/Map 64, Lot 70

This item was presented at the last meeting .Mike York and Mike York, Jr. were present to represent themselves. Mr. York said they are proposing to have an amendment to a subdivision at 70 Ossipee Trail East and an addition to the existing building . Mr. Libby said that a new ordinance had taken effect on the Standish Corner District and told Mr. York that he could see that he had done some changes on the plan that he could see. Mr. York replied that he is trying to do the changes and what would work .Mr. Libby asked if the Board had any questions, Mr.Nesbitt said he was having a hard time understanding the subdivision change that Mr. York wanted. Mr. York said that they wanted an amendment to the existing subdivision that would allow this one lot to become two lots. He said they had provided drawings of two different sizes with markings of Lot A and Lot B. Mrs. Harding asked where the line is and Mr. Libby pointed out it was the yellow line they were looking at. Mr. York explained that all of the lines were there and this gave just over 20,000 square feet, leaving 58 feet of road frontage on Ossipee Trail East and the remaining horseshoe leaves the ability to build where designated on the plan. Mrs. Harding asked Mr. York how he could build on what appeared to be a right of way. Mr. York explained that this particular right of way could at some time be removed and there were notes in the right of way considerations explaining that. Mr. Libby asked for more questions from the Board. Mr. Nesbitt said that he would like to ask more questions, but do them at a workshop. Mr. Benson agreed that a workshop would be a good thing. Mr. York asked what the highlights of the workshop would be and what questions would be asked. Mr. Nesbitt said that there are questions about sidewalks being placed as that is part of the Standish Corner District plan. He said they had talked about sidewalks at that particular building and sidewalks being placed there as an extension to the building as a connectivity. He said he had a hard time picking the two lots out, but now sees them when they were pointed out. Mr. York offered to forward a pdf to the Board members if they wanted. Mr. Nesbitt said that he liked the plan and that it was well done. Mr. Libby said the only thing he had a question about was the point of entry near the corner. Mr. York said they had addressed some of that but he also felt that there were some degrees of grandfathered status. He said they also took into consideration growth for the area and felt they had addressed that also. He has worked with Bud in getting where they were now and they have invested a great amount of time and money into this project. Bud has given them help in what is expected and he feels that they are doing what they need to do. Mr. York said they understand ongoing growth and understands what is happening. The Board agrees that they need to do a workshop and scheduled that for July 09, 2012 at 6:45pm. Mr. York asked if the Board has any incite about how much time this will take before the Board makes a decision. Mr. Benson feels that the Board has all the information they need to make their decisions and meet the letter of the law about what is the right way to move forward, but still has some things to discuss in the workshop. Mr. Nesbitt asked about the right of ways and wondered about the two entry ways onto the property. He asked Mr. York if he was going to close one of the right of ways down and leave just one open. Mr. York said that was not the plan, both would stay open. The right of ways belong to what would be the mother lot of the subdivision and are in there and reviewed through the Planning Board process, he feels that they are also under the grandfathered status .He feels that there is only one curb cut at this point, which is the Rt.25 entry as they are on a private way, Rose Lane. Mr. York said that the day he feels that something is an unsafe entry or exit, he will make it go away as he doesn't want to see any accidents or have an unsafe place for anyone. He said that he would like the opportunity for a business to become established, like the one he has drawn into coming there. He knows that things take time and he would like to have the opportunity to establish something that he feels will grow as the Town is growing. Mr. Nesbitt said he is trying to get a better understanding as to what Mr. York is trying to do. Mr. York feels that if there are any contributing factors that cause any hazards, that would be bad business on his part and that would not be good. Adjustments would have to be made whether he is still in business or if it's someone else. Mr. Libby felt that they have information enough to bring to the workshop. Mrs. Allen said that there is a typo on the plan that Mr. York wasn't aware of. He is aware of it now and if the plan passes, he will make sure it's corrected on the mylar and Mr. Benson pointed out that the color plans are wonderful, but would need to be removed before they go to the Registry of Deeds, if the Board approves the plan. Mr. York pointed out that the copy going to the registry will not and cannot be done in color. Mr. Nesbitt asked if Mr. York would have different elevation drawings or would he be going with what he had submitted. Mr. York felt that they would go with what he had submitted, but would do whatever they asked before the workshop. He will provide a window schedule and what he needs.

Mr. Libby said that all new business was complete. He thought there was an ordinance meeting, but not sure of the date. Mr. Nesbitt thought that it is held on the third Tuesday of the month. He wondered if they would be discussing conservation or what the topic would be. Mr. Benson said he was not sure as this was vacation week for a lot of people and he hadn't heard from the lady that he had e-mailed about the meeting. He asked about the drive-through and Mr. Benson said he hadn't heard from the person about that either. The Ordinance meeting is on July 17th, 2012. Meeting adjourned at 7:32 p.m.