

Planning Board Meeting Minutes 06-10-2013 Continued meeting

Standish Planning Board
Meeting Minutes
June 10, 2013
Continued Planning Board Meeting

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

This meeting is continued from the June 03, 2013 meeting regarding the site plan application of Aaron Menard, 1 Main Street, Steep Falls, Map 32, Lot 15. A site walk was conducted earlier at 6:00 p.m.

Aaron was present to give another over view of his plan. He wants to do an ice cream stand at his home, some outside seating and lighting with walk up service only. He asked about the side walk requirement and Mr. Libby told him that would be discusses as they have waived that in the past because of the probability of future sidewalks. Mrs. Billington said she votes for the plan to be complete, with the drawing of a sidewalk on the plan, seconded by Mr. Nesbitt. All in favor. Mrs. Billington said she feels this will be a great addition to Steep Falls and the other Board members agreed.

The following are the Standards and Conditions of Approval :

T ARTICLE XII, Standards

§ 181-73. Conditions for approval. [Amended 12-9-2003 by Order No. 194-03; 10-10-2006 by Order No. 89-06; 10-10-2006 by Order No. 90-06]

No preliminary or final site plan shall be approved unless, in the judgment of the Planning Board, the applicant has proven that all of the following conditions are found to exist regarding said plan:

- *The provisions for vehicular loading, unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will not create hazards to safety nor will impose a significant burden upon public facilities.*

Mrs. Billington said in the Sustain So. Maine meeting a week ago, sidewalks were proposed in the future for Steep Falls Village and they have been proposed to go in so many areas. She feels that the Board does not need to make Mr. Menard build a sidewalk at this point. Mrs. Harding said it needs to be on the plan but not built. Mr. Nesbitt said this would be a huge expense and he agrees the Board shouldn't make him build the sidewalk. The parking table is on the plan already. Mr. Nesbitt made a motion seconded by Mrs. Harding that Standard A has been met. All in favor.

- *The bulk location and height of proposed buildings and structures and the proposed uses thereof will not be detrimental or will impose undue burdens on the public facilities.*

Mrs. Billington made a motion seconded by Mr. Nesbitt that Standard B has been met. All in favor.

- *The provisions of on-site landscaping and screening do provide adequate protection to neighboring properties from detrimental features of the development.*

Mrs. Billington made a motion, with the addition that a pine tree be removed, seconded by Mrs. Harding that Standard C has been met. All in favor.

- *The site plan adequately provides for the soil and drainage problems that the development will create.*

Mrs. Harding made a motion, seconded by Mr. Nesbitt that Standard D has been met. All in favor.

- *The provisions for exterior lighting will not create undue hazards to motorists traveling on adjacent public streets nor are inadequate for the safety of*

occupants or users of the site nor will such lighting damage the value and diminish the usability of adjacent properties .All lighting must be concealed source.

Mrs. Billington made a motion seconded by Mr.Nesbitt that Standard E has been met. All in favor.

- *The applicant has provided reasonable evidence of his financial capabilities to complete the development as planned and approved.*

Mr. Nesbitt made a motion seconded by Mrs. Billington that Standard F has been met. All in favor.

- *The proposed development will not create undue fire safety hazards by not providing adequate access to the site or the buildings on the site for emergency vehicles or by failure to meet other fire safety ordinances or laws. The Fire Department shall file a written report with the Planning Board prior to the hearing.*

Mrs..Billington made a motion seconded by Mrs. Harding that Standard G has been met.(the fire chief has not yet submitted his fire report). All in favor.

- *The proposed development has made adequate provision for sewage disposal.*

Mrs. Harding made a motion seconded by Mr. Nesbitt that Standard H has been met. All in favor.

- *The proposed site plan will not alter the existing character of the surrounding zoning district or division to the extent that it will become a detriment or potential nuisance to said zoning division or district.*

Mrs. Billington made a motion seconded by Mrs. Harding that Standard I has been met. All in favor.

- *The proposed development has made adequate provision for water supply, including an adequate supply of water for fire-protection purposes.*

Mrs. Billington made a motion seconded by Mr. Nesbitt that Standard J has been met. All in favor.

- *No plan shall be approved by the Planning Board as long as the applicant is in default on a previously approved plan.*

Mrs. Billington made a motion seconded by Mr. Nesbitt that Standard K has been met. All in favor.

Standard L is not applicable.

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.

Mrs. Billington made a motion seconded by Mr. Nesbitt that the plan is complete. All in favor.

Meeting adjourned at 7:20 p.m.