

Standish Town Hall

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Planning Board Meeting Minutes 08-18-2014

Standish Planning Board
Meeting Minutes
August 18, 2014

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

Mr. Libby said that this meeting was supposed to have been held on August 4, 2014, but due to a lack of quorum, it was rescheduled to tonight.

The first item on the agenda was the election of the Planning Board Chair. Mr. Ordway nominated Mr. Libby and this was seconded by Mrs. Harding. Mrs. Byrnes made a motion to cease nominations, seconded by Mrs. Harding. All in favor. All in favor of Brian Libby as Chairman. Mr. Ordway made a motion seconded by Mrs. Harding nominating Mrs. Billington as Vice Chair. All in favor. Mr. Libby made a motion to cease nominations. All in favor of Carol Billington as Vice Chair.

Approval of Meeting Minutes from July 14, 2014

A motion was made by Mr. Ordway and seconded by Mrs. Harding to accept the meeting minutes from July 14, 2014. All in favor.

Tompson Development, P. O. Box 240, Map 6 Lot 21-Subdivision Amendment-Josie's Brook (Lindsay Drive)Cape Road

Jamie Thompson was present to represent himself. He said that he was trying to take one lot and split it into three in his subdivision. Mr. Libby said this was a previously approved subdivision that had some extra land. He felt the application was pretty straight forward and Mr. Ordway agreed. There were no questions or comments from the public. There were no further questions from the Board. Mrs. Harding asked if there were any other conditions that needed to be added. Mr. Benson asked Mr. Thompson if he understood and agreed with the conditions and Mr. Thompson said they were not much different than the first ones. He felt the impact fee was the same as the previous one and he felt all of the conditions were fair. He said they needed to get the homeowners association straightened out and also the drainage issue. Mr. Benson said that once the Board approves the application, Mr. Thompson has 90 days to get everything done prior to the plan being signed by the Board.

Mr. Benson said that 90 days is not a lot of time and he wants to give Mr. Thompson the chance to get things together. He said this will have to be reviewed by the Town attorney, the drainage easements will need to be shown on the plan. Each lot will need to be delineated minus the wet lands. Mr. Thompson said Sebago Technics will contact the Town so that all of the issues are resolved before the Board does final approval and the plan is signed. Mr. Benson said that it would be wise to have all of the information on the plans before the final signing. This was tabled to the Sept.08, 2014 meeting. If the information is not available then, it will be tabled until October.

Approval of Finding of Fact :

Steven and Deborah Paul, 50 Watchic Road 19, Map 30, Lot 14 Shoreland Zoning

Mrs. Harding made a motion to waive the reading seconded by Mr. Ordway. All in favor. Mr. Ordway made a motion to approve the Finding of Fact, seconded by Mrs. Harding. All in favor.

New Business :

Bryan LeClerc, 36 Ossipee Trail West, Map 34, Lot 13 - Site Plan Amendment

Bryan LeClerc was present to represent himself. He bought this building a couple of years ago and would like to put his dental

practice on the first floor. He occupies the second floor as his primary residence.

Mrs. Harding asked about the property and the upper parking lot. She thought they had done a site walk there years ago. Mr. Ordway said it used to be Dr. Remeila's office years ago. Mr. Libby said Bryan really isn't changing anything about the building and the surroundings. Bryan said he would like to keep the building the same as it is as he loves the old architecture, inside and out. A neighbor was present and he said he has no problem with what Bryan wants to do.

Mr. Libby asked if the plan calls for a sidewalk and Mr. Benson said yes. Mrs. Harding said that the Board has had plans before them that required a sidewalk, but they had worked around that with the applicant. Mr. LeClerc said that if he had to put in a sidewalk, that might not be feasible for him because of the huge expense. He said the parking would not change and the pavement looked to be in good shape. The Board discussed a site walk and one will be held before the Sept.08, 2014 meeting. The Board felt a workshop was not needed.

Mr. LeClerc said he is trying to keep the building as historical as it is now. He has renovated the second floor and said the Historical Society had come to visit and given him a lot of history about the building. He is trying to renovate himself in his spare time and money is surely a factor. The sidewalk might break the bank and he said he probably would not be able to afford it. The width of the property is ninety feet. He is all for doing what the Town wants, but the sidewalk might be a red flag. He wants to do what's right for the community.

Mrs. Harding said she feels the building isn't going to change and this would be a great addition to the community. Mr. LeClerc said he wants his practice to be in Standish and hopes it happens.

There was no other business. Mr. Ordway asked if a Planning Board member should be on the Ordinance Committee. Mr. Libby said it's voluntary and Mr. Benson said it's not a bad idea. He said that all of the Planning Board members should attend a meeting sometime, so that they understand the process and reasoning.

Mr. Libby introduced the two new Planning Board members, Cindy Beckwith and Mike Willette. Mike was unable to be at the meeting tonight due to a family situation.

Mr. Harding made a motion to adjourn, all in favor. Meeting adjourned at 7:26pm.