

MINUTES  
PLANNING BOARD MEETING  
July 6, 2017

**I. Roll Call**

Members Present: Gary Niles - chairman  
Lisa Laser  
Pete Robinson  
Herbert Aumann

Also present: Connie Sands, CEO  
Brian Gaudet, CEO Assistant

This meeting was recorded.

**II. Minutes** – Minutes of the June 1, 2017 meeting were approved with one correction.

Motion to approve made by: Robinson

Seconded by: Laser

Vote: 4 approved 0 opposed

**III. Site Plan Review – Automobile junkyard/graveyard requested by Chris Bragan on Landfill Road, Map 11 Lot 59**

Bragan requesting to have an automobile junkyard/graveyard on a portion of Map 11 Lot 59. His intention is to store vehicles until he has enough to have crushed. Not going to salvage parts because he feels there is no money in it. Looking for a place to do business so he can move from his residence which has not been approved. Oil is drained and recycled. Going to be doing metal collection as well. When he gets refrigerators, he has a certified person that comes and takes out the Freon/R134 and it is recycled. Drains vehicles on his flat bed and takes oil to local people to reuse. He stores anything else in a 55 gallon drum on his flat bed. Does not feel he will disturb any neighbors except Nickerson who lives behind him and he will let him know when he brings a crusher out since that will be the only noise generated. The Planning Board reviewed the checklist and review criteria. A lot of discussion about stormwater. Applicants advised to contact DEP to determine need for a stormwater plan.

Motion to approve with condition of DEP approval for stormwater made by: Robinson

Seconded by: Laser

Vote: 4 approved 0 opposed

**IV. Greatest Practical Extent – requested by Steve Sawyer at 175 Larrabee Farm Road, Map 25 Lot 3**

After review of the property, the Planning Board felt that Sawyer could move his camp back 5' from the current location. Could not move back more due to steep embankment behind him.

Motion to approve greatest practical extent at 5' from current location made by: Laser

Seconded by: Robinson

Vote: 4 approved

0 opposed

**V. Open Session**

1. Laser brought up the conditions at Bob's Hardware and asked if the CEO could speak to them about the conditions they agreed to. In front of the store still has pallets of displays and have not been moved across the road. Parking has not improved. Complaints still coming to board members about the area. Applicants told board that there would be no change of grade but it was observed that there has been grading and vegetation removal. She also felt that they are not doing much to prove to the board that this could work and that they are waiting for the 90 days that they were granted.
2. CEO had a question about someone wanting to buy some land in the rural area to build an apartment building that has four apartments. In the rural zone, it requires 2 acres per dwelling so he would have to buy 8 acres. He wants me to ask the board what the smallest amount of acres he could buy to do this. The board agreed to cluster development so it could be reduced by 25%. So for an RR2(2 acres per dwelling) he could get a minimum of 4 acres and in the RR1 (1 acre) he could do a minimum of 3 acres.

**VI. Meeting adjourned**

Motion to adjourn made by: Aumann

Seconded By: Laser

Vote: 4 approved 0 opposed

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Dover-Foxcroft Planning Board