

MINUTES
PLANNING BOARD MEETING
September 7, 2017

I. Roll Call

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

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

This meeting was recorded.

II. Minutes – Minutes of the August 3, 2017 meeting were approved.

Motion to approve made by: Laser
Seconded by: Wellman
Vote: 5 approved 0 opposed

III. Site Plan Review – Mission Impizzable Pizza Restaurant requested by Eleni Markaki at 1 East Main Street, Map 36 Lot 2

The planning board was to review a request for a new pizza restaurant at 1 East Main Street. The board heard from Eleni Markaki, and what her current business plan was for the future restaurant. The planning board went through the site plan requirements to determine whether or not her projects could move forward. There were no abutters or public that attended to oppose her future restaurant plans. After much discuss the board decided to grant her permission to move forward with her restaurant under 5 conditions of approval. The conditions of approval were, Eleni has to provide the code enforcement office with a letter of approval from the State of Maine Fire Marshall's Office. The second condition is to have her dumpster for waste be placed in the alley on the south side of the building, and the dumpster must be screened from the public view. She also needs to follow up with the State of Maine DOT, for traffic study and advisements. And the final condition is for Eleni to follow up with the code office before placing signs for the business.

Motion to approved made by: Wellman
Seconded by: Robinson
Vote: 5 approved 0 opposed

IV. Site Plan Review Revisit – Bob's Hardware, Home & Garden at 15 Lincoln Street, Map 36 lot 156

The planning returned to discuss the approval of a storage lot for Bob's Hardware across from their current main store. The planning board heard from Matt and Bruce Tibbetts about their intended use and future use of the storage property. The board went through the site plan criteria reviewing all the requirements to determine whether or not Bob's Hardware met those requirements. After review of the site plan criteria the board opened up the floor for comments from the public. Two resident's on Lincoln street spoke, stating that the traffic and parking wasn't an issue within that area. Another woman spoke here concerns of the safety of the sidewalks and the difficulty of walking through the area with children and strollers. She also spoke her concerns about the two box trailers used for storage and how they didn't fit in with the neighborhood. After

much discussion among the board about the proposed project the board decided to approve the storage lot for Bob's Hardware with no conditions.

Motion to approved made by: Wellman
Seconded by: Robinson
Vote: 4 approved 1 opposed

V. Open Session

The board her from Lieutenant Brian Gaudet from the Dover-Foxcroft Fire Department on proposing new site plan requirements from the fire department for new business. The fire department is requesting all new business to provide more information about their business as well as contacts and other useful information. The department is also requesting business's to put in Knox box for key access to the buildings in case of emergencies. After much discussion between the board and Lt. Gaudet, the board granted the fire department to move forward and allow the requirement to be met before the board will grant a project in compliance. The board also discussed the difference between an extensively used pen and a pasture. After much discussion the board felt that pasture shouldn't include a housing shelter for them animal, and the animals should be free to roam.

VI. Meeting adjourned

Motion to adjourn made by: Laser
Seconded By: Wellman
Vote: 5 approved 0 opposed

Dover-Foxcroft Planning Board