

TOWN OF WHITEFIELD, MAINE

PLANNING BOARD

MINUTES OF MEETING HELD ON FEBRUARY 17, 2010

Present: Bob Bills

George Hall, Secretary

Steve Smith

Judy Maldovan, Recording Secretary

Absent: Christi Mitchell, Chair

Beth Whitman

7:22pm - meeting called to order by Bob Bills; 3 voting members present constituting a quorum; meeting held at Town Office, Townhouse Road, Whitefield.

Upon motion duly made and seconded, it was VOTED (3-0) to approve Bob Bills as Acting Chairperson.

Upon motion duly made and seconded, it was VOTED (3-0) to approve the Agenda.

Upon motion duly made and seconded, it was VOTED (3-0) to table approval of minutes until after review of applications.

Whitefield Lions Club, Coopers Mills, Tax Map 24, Lot 9

Jeff Jewett, President of Whitefield Lions Club and Wayne Jones, Building Committee Chairman, were present on behalf of the Whitefield Lions Club. The Lions Club is a 501(c)(3) charitable organization. Notice to Build along with sketches and a photo were presented to the Board. The Lions Club is seeking permission to change the front entrance to the building in order to provide different handicapped access. The proposed ramp will be on the side of the building that faces the Sheepscot Valley Health Center. The building will be four (4) feet closer to the centerline of the road by the addition of a different entry; it will be forty (40) feet from the centerline. Adverse effects of other options that were considered: (1) door height would be higher on the back side; (2) ramp would be under drip edge of eaves; and (3) redefine parking lot/loss of parking spaces; (4) bring public in back entrance through furnace area; and (5) ledge on other side.

Following discussion, upon motion duly made and seconded, it was VOTED

(3-0) to grant a waiver of the Minimum Lot Size Ordinance, Section 4(B) to allow the building to be forty (40) feet off the centerline of the road. Applicant will receive a Finding of Fact letter and Waiver; Waiver will need to be recorded at the Registry of Deeds.

Lee Richards, 116 Augusta Road, Map 18, Lot 19

Lee Richards and Jason Potter, Professional Engineer, were present. The following portions of Mr. Richards' Development Application were reviewed:

- 1a. Met
- 1b. Met: Applicant was asked to provide the Lincoln County Soils Report; calculations were based upon appropriate soils type provided by Engineer shown on Sheet C-1
- 1c. Met; tax map and lot no. of adjoining land owners provided on survey
- 1d. previously satisfied
- 1e. Met; results shown on Sheet C-2
- 1f. Met: (1) based upon proposed sketch; (2) photos showing adjacent houses; photos of abutters provided; sketch of proposed building provided; (3) drew McCrimmon house on site plan
- 1g. Modified: Arthur Strout, Code Enforcement Officer (CEO) needs to verify that system has been upgraded to 680 gallons per day; Bob Bills will contact CEO
- 1h. Met; 22 parking spaces; up to 22 employees plus apartment; trucks have one entrance and one exit; customers have 2-way traffic; see State Dept. of Transportation Driveway Entrance Permit
- 2a-d. Met: as indicated on Document No. 3
- 2e. Permit By Rule (PBR) and Board Order needs to be provided
- 2f. previously waived
- 2g. Met; PBR to be provided
- 2h. N/A
- 2i. previously satisfied

Application was accepted for processing with the condition that Applicant provides State Dept. of Environment Protection (DEP) erosion control plan(s) indicating that it meets standards. The Board accepted Applicant's check no. 1686 in the amount of \$120.03 as the fee for the Application. Planning Board will notify the abutters and consider the application for approval at the next regular meeting.

Upon motion duly made and seconded, it was VOTED (3-0) to accept the application as complete subject to the following conditions:

1. Confirmation of Arthur Strout, Code Enforcement Officer - revised plumbing permit; and
2. DEP storm water PBR final paperwork.

Upon motion duly made and seconded, it was VOTED (3-0) to approve the minutes of meeting held on January 6, 2010 with changes.

Upon motion duly made and seconded, it was VOTED (2-0-1 Steve Smith abstained) to approve the minutes of meeting held on January 20, 2010.

Upon motion duly made and seconded, it was VOTED (3-0) to hold a Special Planning Board Meeting on March 3, 2010 at 6:00pm at the Town Office to set the date for a public meeting on the Whitefield Shoreland Use Regulation Ordinance.

9:18pm - upon motion duly made and seconded, it was VOTED (3-0) to adjourn.

George Hall, Secretary