

NORRIDGEWOCK PLANNING BOARD MEETING MINUTES

THURSDAY APRIL 28, 2016 6:00 PM

Present: Bruce Obert, Brian Aubry, Josh Chartrand, Scott Campbell, Charlotte Curtis

Absent: Robert Farmer

1. Chairman Campbell opened the meeting at 6:06 PM.
2. Pledge to the flag.
3. Item 3 was moved to after the Travis Stebbins Site Plan Review.
4. Travis Stebbins/Redline Motorsports Site Plan Review: ^{THE BOARD DID} a commercial garage located at 83 Oosoola Street, Map 24 Lot 5-9. ~~This did~~ not require a public hearing.
 - A. There were communications from abutters: Everett Jardine and Dorothy Rogers located across Waterville Road (Route 139) in opposition to the project, however there was no legal reason to disapprove the project. No ~~other~~ abutters appeared at the meeting.
 - B. The letters to the abutters did not exactly conform to the ordinance, however the Board decided the information provided in the letter was adequate. Bruce Obert moved to accept the abutters letters as adequate, Brian Aubry seconded. All in favor. Town Manager LaBelle provided paperwork pertaining to the Pellerin sub-Division.
 - C. The Board received the documentation required, including MSDS forms and a copy of the deed. The hours as stated in the abutters letters are Monday through Friday 7:30 AM to 6:00 PM Saturday 7:30 AM to 5:00 PM.
 - D. A discussion of the "buffer zone" required by the Ordinance. Bruce Obert moved to waive the 25 foot minimum requirement for a buffer zone, Brian Aubry seconded. All in favor. Chairman Campbell moved to approve the application with plantings of shrubbery from point A to point B with a minimum height of four (4) feet and no more than five (5) feet apart, And from point B to point C the same requirements except the planting does not have to be planted until April 28, 2017 (See the diagram presented with the application depicting the parking area) with the planting to be approved by the CEO, Josh Chartrand seconded. All in favor.
3. Review the minutes of April 14, 2016: Chairman Campbell moved to accept the minutes with the typing errors corrected, Bruce Obert seconded. All in favor.
5. Site Plan Review of Jay Ainslee/Ainslee's II located at 12 Main Street and Map 33 Lot 26: Chairman Campbell opened the Public Hearing at 7:00 PM.
 - A. Debra Pelton wants the fence to extend from the building to the road (Gordon's

Driveway) and the plantings to extend to meet the fence. Ms. McGraw questioned the appearance of the property from the street-except for the size of the store, fence and plantings, it will appear the same. The lighting will be downward pointing with covers and there will not be canopies with lighting over the gas pumps. The project will start in June 2016 and will Take about four (4) months to finish. The legal advertisements have been attached to the agenda for this meeting and copies of the receipts for the certified letters to the ab utters were provided. There being no more public comment the Public Hearing was closed at 7:27 PM. Josh Chartrand moved to approve the plan with the fence and plantings altered as requested, Brian Aubry seconded. All in favor.

6. After a discussion of the Board, Bruce Obert moved to provide ink cartridges and paper to the Secretary for typing the minutes, Brian Aubry seconded. The vote was 4-0 with Ms. Curtis abstaining. Chairman Campbell moved to pay the Secretary \$35 per meeting, Brian Aubry seconded. The vote was 4-0 with Ms. Curtis abstaining.
7. Other Business: Brian Aubry, Josh Chartrand, Charlotte Curtis and Chairman Campbell will attend a Planning Board class on June 2, 2016, at 4:00 PM at the Maine Municipal Building in Augusta. Town Manager LaBelle will make the arrangements. All in favor.

BC/JC

APPROVED, AS AMENDED

05/05/16