

NORRIDGEWOCK PLANNING BOARD MEETING MINUTES

THURSDAY APRIL 14, 2016 6:00 PM

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

1. Chairman Campbell opened the meeting at 6:00 PM.
2. Pledge to the flag.
3. Review the minutes of March 10, 2016: Chairman Campbell noted a typographical error -the word "meeting" was spelled as "neeting". Scott Campbell moved to accept the minutes as amended, Brian Aubry seconded. All in favor.
4. Review of the Travis Stebbins Site Plan Review: This is for a commercial garage located at the corner of Oosoola Street (the part that was not accepted as a public road) and Waterville Road (Route 139). Mr. Chartrand will be a voting member of the Board for this project.
 - I.ii, iii,iv,v. The application is NOT complete. The application fees must be paid to CEO Tracy. The applicant will bring all the documents to meet the provisions of the Ordinance.
 - V. The proposed activity will not have an adverse impact upon any water body such a lake, pond, river, or stream.
 - Vi. The proposed activity will provide for adequate storm water management.
 - Vii. The proposed activity will provide for adequate sewage disposal.
 - Viii. Not applicable, property not in a floodplain.
 - Ix. The proposed activity will not result in air or water pollution.
 - X. The proposed activity has sufficient water available for the current and foreseeable needs of the project.
 - Xi. The proposed activity will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
 - Xii. The applicant has contracted with a licensed waste removal service.
 - Xiii. The abutters have not yet been notified but will be notified prior to 04/28/2016 when the next meeting will be held on this project.
 - Xiv. This project will only have an entrance from Oosoola Street, this portion of which is a private road.
 - Xv. See article xiii above.
 - Xvi. This article is not applicable to this project.
 - Xvii. This article is not applicable to this project.
 - Xviii. The applicant must provide a letter from Fire Chief David Jones.

Section H. Submission requirements:

- A. The Board needs this information from the applicant, as well as
- B. The tax map and lot number and the street address,

- C. A copy of the deed,
- D. The estimated cost of the project,
- E. The beginning and ending date of the project,
- F. This is a 60' by 60' mechanics garage,
- G. The estimated square footage of the project is 4048 square feet.

Section 5:

- G. Noise: Abutters opinion. The garage will be open Monday through Friday 8.00 AM to 5:00 PM.
- H. Lighting: Abutters opinion.
- I. Parking design is provided and approved.
- J. Screening will be by a fence or trees.

Charlotte Curtis moved to consider the application complete with the contingencies discussed by the Board, Brian Aubry seconded. All in favor if the Board receives all documentation required by 04/28/2016 at 6:00 PM.

SITE PLAN REVIEW OF AINSLEE'S II:

Section H, Sub-section 5:

- 5a. A copy of the tax map showing the property and surrounding parcels including a list of all persons abutting or within 500 feet of the property has been provided to the Board.
- 5b. A copy of the Somerset county soil map showing the property has been provided.
- 5c. A copy of the USGS topographic map showing the property has been provided.
- 5d. A copy of the Town Shoreland Zoning map is not required.
- 5e. A copy of the FIRM Map is not required.
- 5f. A copy of the National Wetlands Inventory Map showing the property.
- 5g. This is included in the documents provided.

Sub-section 6: This is currently served by municipal sewer, need a letter from the Sewer Administrator.

Sub-section 7: The project will use the municipal water system and fire department. Need a letter from David Jones who is the Fire Chief and Superintendent to the Norridgewock Water District.

Sub-section 8: Required local permits will be issued as decided by the Board

Sub-section 9: An erosion control plan has been submitted with this application.

Sub-section 10: The Board needs an agreement with MDOT about using the State storm water drains.

Sub-section 11: This is not required for this project.

Sub-section 12: The plans have met the requirements of the ordinance.

Sub-section 13: The plans have met the requirements of the ordinance.

Sub-section 14: This information will come from MDOT.

Sub-sections 15-19: All these requirements have been met in the plans.

Sub-section 20g: Will need a permit from MDOT.

Sub-section 20 h: The requirements of this article have been met.

Applicant is required to send Certified letters to abutters and by regular mail to to property 500' away.

Bruce Obert moved to approve the application is complete, Brian Aubry seconded. All in favor.

A Legal advertisement will appear in the Central Maine Morning Sentinel on 04/28/2016 and on 04/28/2016 for a public hearing on 04/28/2016 at 7:00 PM.

There was no other business.

Charlotte Curtis moved to adjourn the meeting at 7:30 PM, Bruce Obert seconded. All in favor.