

08/07/06

Town of Damariscotta  
Planning Board Meeting  
August 7, 2006  
Minutes

**CONTENTS:**

1. Review minutes of July 10, 2006 meeting.
2. John Bowers, Representative for Miles Memorial Hospital – preliminary discussion – Change in Use - plans to purchase abutting property and home for use as housing medical students and additional parking.
3. Other discussion

**ROLL CALL:**

Chairman of the Board, George Parker called the meeting to order at 7:31 p.m. There was a quorum present throughout. Members present were Jonathan Eaton, Wilder Hunt, Paul Stevens, George Parker, and Fred Sewall.

The audience included:

- John Bowers, Representative of Miles Memorial Hospital – Preliminary discussion - Change in Use at 101 Bristol Road.

**1. Minutes**

The Board was presented with and reviewed a draft copy of the minutes for the July 10, 2006 meeting. Chairman Parker noted a typo. Jonathan Eaton made a motion to approve the minutes with noted correction. Fred Sewall seconded the motion. The Board voted 4-0 to approve the July 10, 2006 minutes with correction. A corrected copy will be presented at the next meeting for Board signatures.

**2. John Bowers, Miles Memorial Hospital – Preliminary Discussion – Change in Use at Bristol Road.**

John Bowers came before the Board to discuss with them an upcoming project that the Hospital is working on. He submitted a preliminary site plan for the Board's review. He told the Board that the Hospital has plans to purchase the Fuller property and convert the existing home into housing for medical students as well as create approximately 35 additional parking spaces for the hospital campus. Parker asked if the Medical District had been revised to include the Teele house that the Hospital now owns. Bowers stated that he did not know. Parker stated it might not even be necessary at this point, considering the use.

Bowers told the Board that he has spoken with Codes Enforcement Officer, Neiland Campbell about the project. He further stated that he has also spoken with Mary Bowers at the Great Salt Bay Sanitary District, and they've determined

that it would be 1 user fee for the project. Bowers told the Board that there would probably be 2 studio type residences created, and that they would more than likely start at the DEP because that will take the longest. Parker asked if the existing driveway on the property, accessing Bristol Road would be used. Bowers indicated that if he had his way, it would be discontinued completely, but he thinks the Fire Department will require it to stay for emergency use only, similar to the Teele house driveway.

Parker stated that he did not see any major problems with the project. He told Bowers that they needed to get a application for Change in Use into the Town Office prior to the deadline to be included on September's meeting agenda, including a letter from the Fire Department as well as the Sanitary District. Jonathan Eaton asked Bowers if he knew what the total impervious space was now at the hospital. Bowers told him he believed they had just over an acre left to go.

#### **4. Other Business**

George Parker told the Board that a new business was going in where Sean Welton's Java Express was located. He told the Board that they have a food wagon that they are parking in the lot, and planning to use the existing building for restrooms. Parker told the Board that CEO had reviewed it and he and Paul Stevens had met with the owners and it was determined, that because of the limited time left this season, to allow the use for the remainder of the summer season. If they are planning to continue in that type of use next season, they will need to come before the Board for a Site Review. Sewall asked if it was no longer a drive-thru, what kind of parking would be required with the new use. Parker showed the site plan to Sewall, showing 8 parking spaces and traffic flow in one driveway and out the other. Sewall expressed concerns of vehicles parking along that stretch of the road, if they got busy. Parker agreed this would definitely be an issue to address.

Parker told the Board that he believes the Chiropractor on Back Meadow Road, Dr. Vander Ploeg, plans to come before the Board in September to increase his parking at the rear of the building. Parker stated that he believes that he plans to enter off Back Meadow Road and exit on Hammond Street.

Parker then brought up a letter to the Board from Mr. & Mrs. Bourgon of 62 Bristol Road regarding the Planning Board meeting of July 10, 2006. Parker told the Board that the Bourgon's letter made issue of Jonathan not recusing himself from the decision, and the Board not waiting until they had more information before making a final decision, among other things. Parker asked the Board if they felt a response was required. The Board felt it might be a good idea. Parker stated that he would draft a response.

**Adjournment:** The meeting was adjourned at 8:10 PM

Paul Stevens made a motion to adjourn. Jonathan Eaton seconded the motion. The Board voted 4-0 in favor of adjournment.

---

George Parker, Chairman

---

Jonathan Eaton

---

Wilder Hunt

Respectfully Submitted by:

---

Pande Paul Stevens

---

Rebecca J. Bartolotta

---

Fred Sewall

DAMARISCOTTA PLANNING BOARD