

MINUTES
PLANNING BOARD
TOWN OF DAMARISCOTTA
October 2, 2017
7:00 PM

MEMBERS PRESENT: Jonathan Eaton, Shari Sage, Adam Maltese, Neil Genthner, and Wilder Hunt. Alternates Dana Orenstein and Jenny Begin were also present.

STAFF PRESENT: Anthony Dater, Town Planner

PUBLIC PRESENT: Mary Trescot, citizen; Laurie Green, citizen; Robin Mayer, citizen; Ann Jackson, citizen; Louis Abbotoni, citizen; Michael Herz, citizen; Ronn Orenstein, citizen; Maia Zewert, Lincoln County News; Gina Hamilton, Wiscasset Newspaper.

CALL TO ORDER: Chairman Eaton called the meeting to order at 7:05 pm.

REGULAR MONTHLY MEETING FOR OCTOBER:

A. MINUTES

There were no minutes available for the Board's review.

B. OLD BUSINESS

1. ZANDER LEE CONSTRUCTION – NISSEN FARM ROAD (EXTENDED)-LOT 4/31-
RURAL DISTRICT – PRELIMINARY PLAN APPLICATION FOR AMENDED
SUBDIVISION PROPOSED TO EXTEND NISSEN FARM ROAD BY ADDING LOTS
TO ORIGINAL SUBDIVISION.

There was no one present for this agenda item.

C. NEW BUSINESS

None.

D. OTHER

1. ELECTION OF BOARD OFFICERS FOR 2017-2018

On motion Hunt / Genthner to keep the officers the same.

Chairman: Eaton

Vice Chair: Hunt

VOTE: 5-0 IN FAVOR

2. QUESTIONS FROM THE PUBLIC

None.

3. PLANNER'S REPORTS.

Dater told the Board that their November meeting would need to be moved, due to the State elections. The staff has to set up the meeting room on the night before. Dater is proposing the meeting be moved to Monday, November 13, 2017 at 7:00 pm.

On motion Hunt/Sage to move the November Planning Board meeting to Monday, November 13, 2017 at 7:00 pm.

VOTE: 5-0 IN FAVOR

4. HOUSEKEEPING

Sign Notice of Decision (NOD) on Griffin House.

2 copies for the Chairman's signature.

Dater passed out some information on 435 Main St. for the Board's review.

Dater told the Board that he found out at the Lincoln County Planning meeting that it was legal to have an ordinance overlay zone that allows only elderly housing. The Town can have their own specific density and other regulations but it is legal. He said it may be something that the Planning Advisory Committee wants consider.

E. ADJOURNMENT

On motion Maltese / Sage to adjourn the meeting at 7:07 pm.

VOTE: 5-0 IN FAVOR

F. RECONVENE

on motion Maltese/Genthner to reconvene the meeting at 7:11 pm to discuss the site visit at 435 Main St that took place earlier in the day.

VOTE: 5-0 IN FAVOR

Eaton told the Board there was good turnout at the site visit this morning. He reviewed what he saw. He said he feels that the applicant understands that the Board's goal would be to preserve as much natural vegetation as possible. There is no question in his mind that the front of the lot will lose the trees, they aren't in very good condition now plus the whole grade will be changed. Eaton said it will be important for there to be proper landscaping & screening at the front and to keep as much of the natural vegetation down both sides between lots.

He went on to say the site visit was helpful to him because he thought the entrance was going to be offset to the Dunkin Donuts entrance, but found out it is not. It is to be directly across from it, which DOT makes those types of decisions based on their safety information.

Dater told the Board it will be very important to get the landscaping plan on paper.

Dater asked if the rifle club was visible from the lot.

Begin told him it was not. There was a large, heavily vegetative, natural buffer in place protecting the rifle club property.

Genthner stated that the applicant states in their letter that that buffer is to remain unchanged.

Eaton told the Board one of the items they will need to look at and discuss is the plan for the islands within the parking lot area.

G. ADJOURNMENT

On motion Maltese/Genthner to re-adjourn the meeting at 7:15 pm.

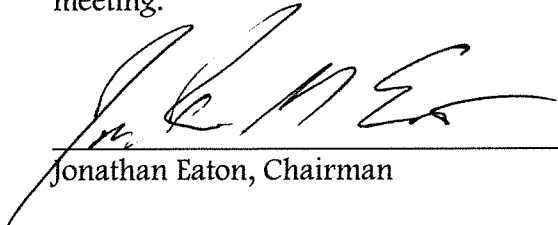
VOTE: 5-0 IN FAVOR

Respectfully submitted by:

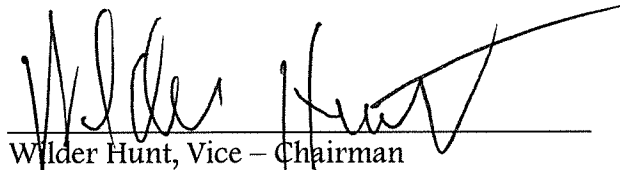


Rebecca J. Bartolotta, Deputy Clerk

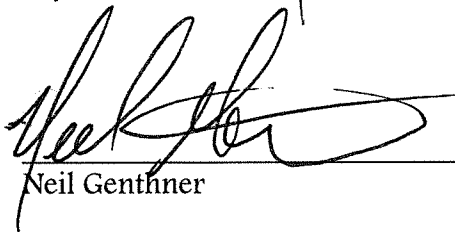
We, the undersigned, do hereby approve the minutes of the October 2, 2017 Planning Board meeting:



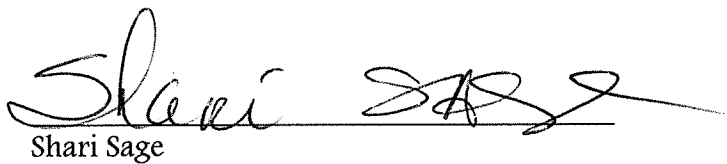
Jonathan Eaton, Chairman



Wilder Hunt, Vice – Chairman



Neil Genthner



Shari Sage



Adam Maltese

Dated: 01/08/2018