

VASSALBORO PLANNING BOARD
 VOTING RECORD
 DATE: SEPTEMBER 2, 2022
 VASSALBORO TOWN OFFICE
 7:00 P.M.

Board Members Present: Ginny Bracket, Chair, Doug Phillips, Marianne Stevens, John Phillips and Don Bradstreet

Staff: Paul Mitnik, CEO, LPI, BI, AO, Town Clerk, Catherine Coyne filling in to take minutes for the meeting.

Public: Debbie Fisher, Jean Dupuis, Elijah Bunten, Madeline Stacy and Mary Grow

Minutes of August 2, 2022

Motion by:	D. Phillips	Seconded by:	M. Stevens	<input checked="" type="checkbox"/> _x_ Approved <input type="checkbox"/> _ Denied
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D. Phillips motioned to accept the minutes as written with the correction that Nikki Shad be changed to Vikki Schad. This is located in the CEO report section of the August 2nd minutes.

1) Applicant: **Sun Vest Solar**, Webber Pond Road, Map 7, Lot 3 & 6

M. Stevens motioned to approve a 6 month extension. J. Phillips seconded. All in favor. The CMP Cluster study was still needed. Discussion was had that two extensions are allowed and this is would be the 2nd extension. The first being September 7, 2021.

At this time I, Catherine Coyne, Town Clerk, explained that I was present to take minutes for this and possible the next meeting. It was noted that it is up to the Board to appoint a minute taker/secretary. Although D. Phillips offered to appoint myself, due to other obligations, I declined but offered to fill in when needed.

2) Applicant: **Elia Bunten** 203 Dunham Road

Map 3 Lot 17

Vote for Completeness

Motion by:	Doug Phillips	Seconded by:	Marian Stevens	<input checked="" type="checkbox"/> _x_ Approved <input type="checkbox"/> _ Denied
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Discussion: Elijah explain that he will be widening the driveway after he talks to DOT to grant an entrance permit on Riverside Drive. There will also be entry on Dunham Road. He plans on having a sign on Riverside Drive. Discussion on the size of sign. The max will be 4x8 setback from the road and not lit. Virginia asked how long the drive way. After much discussion it was determined the driveway was 630'. The parking area will be 130x65. Hours of operation are 9 am to 5 pm Monday thru Friday. There will be a waste container on site and no floor drain. Oil will be contained in a 55 gallon drum which is then sold. There will be 4 or 5 cars on site. Virginia explained that he should not state just 4 or 5 cars just in case he is doing will and could work on more vehicles. A correct amount of cars, registered

and unregistered should be listed. Elijah asked for 10 cars to be allowed. There will be no employees for the unforeseeable future.

Standard 1	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by D Phillips	Seconded by J Phillips	Vote approve with conditions
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Conditions: Will need DOT entrance permit.

- The location or height of proposed structures and the proposed uses thereof will not be detrimental to other public or private development in the neighborhood.

Standard 2	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by M. Stevens	Seconded by D. Phillips	Vote approved
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- The provision for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the development.

Standard 3	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by D. Bradstreet	Seconded by J. Phillips	Vote approve
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- The proposed use will not impose undue burdens so as to exceed the capacity of the sewers, sanitary and storm drains, water, solid waste, fire protection, or other public facilities.

Discussion – P. Mitnik asked if there will be a waiting room. Elijah stated no. There will be no bathroom available also. Marianne had concerns that there was no water. Elijah said if there is a spill, he uses Speedy Dry. It was explained that if he has employees, then bathrooms were required. Elijah will pay to get rid of tires.

Standard 4	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by M. Stevens	Seconded by J. Phillips	Vote approved
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- The Site Plan provides sufficient information to show that storm water will be adequately drained from the site with no adverse impact on other property or publicly owned drainage systems.

Standard 5	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by J. Phillips	Seconded by D. Phillips	Vote approved
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- Soil erosion and all other adverse impacts on the soil, ground water, and surface water shall be prevented. Ground water shall not be adversely impacted in quality or quantity.

Standard 6	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by D. Phillips	Seconded by J Phillips	Vote approved conditions
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Conditions: All fluids remain inside the shop in a covered container

7. The provisions for exterior lighting do not create hazards to motorists traveling on adjacent public streets and are adequate for the safety of occupants or users of the site and such provisions will not damage the value and diminish the usability of adjacent properties.

Discussion: Lighting will not be on 24 hrs. There is a CMP pole close by.

Standard 7	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by J. Phillips	Seconded by M. Stevens	Vote approved
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8. An applicant for Site Plan approval has provided evidence of his financial capability to complete the development as planned. This could include a letter of support from an accredited financial institution or some other means of documenting financial solvency.

Standard 8	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by M. Stevens	Seconded by J. Phillips	Vote approved
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9. The proposed development will not create safety hazards and will provide adequate access for emergency vehicles to the site, and to all buildings on the site.

Discussion: It was explained that there needs to have access around the building for fire trucks.

Standard 9	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by D. Phillips	Seconded by J. Phillips	Vote approved
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10. The proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause.

Standard 10	<input checked="" type="checkbox"/> Met ___ Not Met	Motion by M. Stevens	Seconded by D. Phillips	Vote Approved
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Motion to: <input checked="" type="checkbox"/> Approve; ___ Deny	Motion by: D. Phillips	Seconded By: M. Stevens	Approved; With conditions
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Doug motioned, Marianne seconded to approve with the following conditions:

There will be a Maximum of 10 vehicles, 2 being unregistered, no tire storage, dumpster on site, DOT permit verification on driveway entrance on Rt 201. This needs to be submitted to the Code Officer and all fluids to remain in shop in covered container.

Marianne Stevens asked that her email gets removed from the Town Report as hers is the only one listed.