
TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

TYPE OF MEETING: REGULAR
PLACE: ELIOT TOWN HALL

DATE: Tuesday, October 15th, 2013
TIME: 7:00 P.M.

PLEASE NOTE: IT IS THE POLICY OF THE PLANNING BOARD THAT THE APPLICANT OR AN AGENT OF THE APPLICANT MUST BE PRESENT IN ORDER FOR REVIEW OF THE APPLICATION TO TAKE PLACE.

AGENDA:

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF SILENCE
4. REVIEW AND APPROVE MINUTES AS NEEDED
 - May 7, 2013
5. REVIEW "NOTICE OF DECISION" LETTERS, AS NEEDED
 - Gerry – Home Business – PB13-11
6. PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED
 - A. **Public hearing** – and continued review of an application for Site Plan Review to construct a compressed natural gas production facility including a small office/electrical building, compressor and truck filling station, meter station and connection to the gas main at the rear of the property. Existing propane storage tanks will continue to be used and relocated onsite. Property is located at 525 H.L. Dow Highway. Applicant is XNG Maine, LLC (mailing address: c/o Sevee & Maher Engineers, 4 Blanchard Rd, Cumberland, ME 04021). Owner is NGL-NE (mailing address: One Memorial Square, Whitinsville, MA). Property can be identified as Map 53/Lot 8 and is located in the Commercial/Industrial zoning district. (PB13-13)
 - B. Request for Planning Board action to amend a previously approved Planning Board permit by adding incidental retail sales of up to 6 vehicles to an existing auto repair garage located at 1281 State Road. Applicant/owner is Gateway Services of Eliot (mailing address: 1281 State Rd., Eliot, ME 03903). Property can be identified as Map 15/Lot 40 and is located in the Village zoning district (PB13-14)
 - C. Request for Planning Board action to amend a previously approved Planning Board permit by changing the use from 'Retail' to 'Professional Office' for the purpose of establishing a yoga studio at 9 Bradstreet Lane. Applicant is Lydia Garnhart (mailing address: 35 Old Fields Rd., South Berwick, ME 03908). Owner is Patrick Bedard (mailing address 9 Bradstreet Ln., Eliot, ME 03903). Property can be identified as Map 45/Lot 1 and is located in the Commercial/Industrial zoning district. (PB13-15)
7. DISCUSS STATUS OF OUTSTANDING ACTION ITEMS
8. CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED
 - October 1, 2013 memo from Mike Moynahan, Board of Selectmen Chair.
 - Review new proposed standard condition of approval per Joel Moulton, Public Works Director.
9. SET AGENDA AND DATE FOR NEXT MEETING
10. ADJOURN



Stephen Beckert, Chairman