

ITEM 1 - ROLL CALL

Present: Steve Beckert – Chairman, Jeff Duncan – Vice Chairman, Dennis Lentz, Larry Bouchard, and Greg Whalen.

ITEM 2 – PLEDGE OF ALLEGIANCE

ITEM 3 – MOMENT OF SILENCE

ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED

There were no minutes to review.

ITEM 5 - REVIEW OF "NOTICE OF DECISION" LETTERS, AS NEEDED

The Board reviewed the notice of decision letter for Sanborn's Auto Sales & Salvage and issued it, as amended.

ITEM 6 - PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED

- A. Continued review of an application for Site Plan Review to establish an animal hospital at 1034 Goodwin Rd. Applicant is Dr. Christopher Lee (mailing address: 6 Quarry Dr., South Berwick, ME 03908). Owner is 392 Goodwin Road, LLC (mailing address: 14 Nature Ln., Rochester, NH 03867). Property can be identified as Map 101/Lot 20-1 and is located in the Rural zoning district. (PB12-01)**

Steve Beckert explained the applicant last appeared before the Planning Board on February 7th, 2012, however, the Planning Board tabled the application at the time. Since "Veterinary hospitals" were prohibited in the Rural zoning district, the applicant initially applied as a "Use similar to a professional office," however, the Planning Board did not agree that the use was similar to a professional office. The applicant then sought a use variance from the Board of Appeals but was denied. Then, in June, the Planning Board proposed an ordinance amendment allowing veterinary hospitals in the Rural zoning district if they abut Route 236. The zoning amendment was passed by the Town and the applicant has returned to the Planning Board with an application for a "Veterinary hospital". He asked the applicant if anything had changed about the application since the last time he was before the Board.

Chris Lee stated that the application was still the same.

Steve Beckert asked the applicant if he was aware that the amendment passed by the Town included a prohibition on overnight boarding.

Chris Lee stated that he was aware of that and did not propose any overnight boarding or outside kenneling of animals. He stated that the veterinary hospital would be open from 8:00AM – 6:00 PM typically; however, there would be times when he would be open later, such as in the case of an emergency. Any animal requiring overnight care would be referred out to a 24-hour facility in Portsmouth, which he had already arranged to do.

Larry Bouchard stated that the Board had received a memo from Jay Muzeroll, Eliot Fire Chief, stating that an optional Knox box may be installed by the applicant. He asked if the applicant had received a copy.

Chris Lee stated that he had been provided a copy.

Steve Beckert stated that the Board also received a memo from Derek Olson of Maine DOT stating that no traffic permits were required of the applicant, but stated that the memo wasn't dated. He asked the applicant to provide a dated memo for the next meeting.

The applicant agreed.

Steve Beckert asked if the Planning Board had any additional requests of the applicant.

The Board had no additional requests of the applicant.

MOTION:

Greg Whalen made the motion to consider the application complete.

Larry Bouchard seconded the motion.

Vote: 4-0, Chair concurs.

The Board scheduled the public hearing for January 15th, 2013.

ITEM 7 - ACTION ITEM LIST

None.

ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED

None.

ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING

Due to the holiday, the Planning Board cancelled the January 1st meeting. The next regular Planning Board meeting was scheduled for January 15th, 2013.

ITEM 10 – ADJOURN

MOTION:

Dennis Lentz made the motion to adjourn at 7:25 PM.

Jeff Duncan seconded the motion.

Vote: 4-0, Chair concurs.

Stephen Beckert, Chairman

Date approved: _____

Respectfully submitted,

Kate Pelletier, Recording Secretary