

TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

TYPE OF MEETING: REGULAR
PLACE: ELIOT TOWN HALL - 1333 STATE RD.

DATE:
TIME:

Tuesday May 17th, 2016
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.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF SILENCE

4. REVIEW AND APPROVE MINUTES AS NEEDED

- May 3, 2016

5. REVIEW "NOTICE OF DECISION" LETTERS, AS NEEDED

- Beland home business (PB15-17)
- Amberger yoga school (PB16-02)
- Sturgeon Creek Enterprises amended site plan (PB16-4)

6. PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED

- A. Public hearing** – and continued review of a Request for Planning Board Action to amend a previously approved site plan for a school (PB13-04) located at 403 Harold L. Dow Highway by constructing a 6,427 sq. ft. addition to the existing structure for additional classrooms. Applicant/owner is: Seacoast Waldorf Association (mailing address PO Box 420, Eliot, ME 03903). Property can be identified as Map 45/Lot 4 and is located in Commercial/Industrial zoning district (PB15-21)
- B.** Application to expand a nonconforming residential garage located at 403 River Rd. by constructing a patio within the 75' Shoreland setback. Applicant/owner is: John Valentine Homes, LLC (mailing address: 407 River Rd., Eliot, ME 03903). Property can be identified as Map 25/Lot 2 and is located in the Suburban district and Shoreland Limited Residential district. (PB16-5)
- C.** Application to replace and expand a nonconforming single family dwelling located at 31 Clark Rd. Applicant/owner is CPN Realty (mailing address: 2028 State Rd., Eliot, ME 03903). Property can be identified as Map 5/Lot 6, and is located in the Village district and Shoreland Limited Residential district. (PB16-6)
- D.** Application to establish a day nursery at 33C Levesque Dr. Applicant is Lisette Nash Gould (mailing address: 220 Hanscom Rd., Eliot, ME 03903). Owner is MH Parsons & Sons Lumber (mailing address: Woodbridge Rd., York, ME 03909). Property can be identified as Map 29/Lot 27-1 and is located in the Commercial/Industrial zoning district (PB16-7)
- E.** Application to establish a home business providing piano instruction for up to 20 students per week at 21 Alden Ln. Applicant/owner is: Alison Alden Spruce Hannan (mailing address: 21 Alden Ln., Eliot, ME 03903). Property can be identified as Map 1/Lot 37 and is located in the Village zoning district. (PB16-8)
- F.** Application to install a natural gas regulator station at 1 Harold L. Dow Highway. Applicant is Northern Utilities (mailing address: 6 Liberty Lane West, Hampton, NH 03842). Owner is William C. & Raymah M. Morgridge (mailing address: PO Box 23, South Berwick, ME 03908). Property can be identified as Map 17/Lot 20 and is located in the Suburban and Commercial/Industrial zoning districts. (PB16-9)

7. DISCUSS STATUS OF OUTSTANDING ACTION ITEMS

8. CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED

9. SET AGENDA AND DATE FOR NEXT MEETING

10. ADJOURN


Stephen Beckert, Chairman