

# TOWN OF ELIOT, MAINE

## PLANNING BOARD AGENDA

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

**DATE:**  
**TIME:**

**Tuesday June 7, 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 17, 2016
5. REVIEW "NOTICE OF DECISION" LETTERS, AS NEEDED
  - Amberger yoga school (PB16-02)
  - Sturgeon Creek Enterprises amended site plan (PB16-4)
  - Seacoast Waldorf Association (PB15-21)
6. PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED
  - A. 10-minute public input session
  - B. **Public hearing** – and continued review of an application to establish a home business providing piano instruction for up to 20 students per week at 31 Alden Ln. Applicant/owner is: Alison Alden Spruce Hannan (mailing address: 31 Alden Ln., Eliot, ME 03903). Property can be identified as Map 1/Lot 37 and is located in the Village zoning district. (PB16-8)
  - C. **Public hearing** – and continued review of an 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)
  - D. Continued review of an 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)
  - E. Continued review of an 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)
  - F. Application for a Shoreland Zoning Permit to construct a 6' x 10' fixed residential pier, 3' x 35' gangway, and 10' x 20' float system at 23 Alden Lane. Applicant/owner is: Sarah Howard (mailing address: 23 Alden Lane, Eliot, ME 03903). Property can be identified as Map 1/Lot 35 and is located in the Village and Shoreland Limited Residential zoning districts. (PB16-10)
  - G. Request for Planning Board Action to amend a previously approved Site Plan (PB12-10 & PB15-07)) for an elderly housing facility at the Eliot Commons by making several minor changes to the building footprint and site features. Applicant/owner is Sea Dog Realty, LLC (mailing address: 86 Newbury St., Portland, ME 04101). Property can be identified as Map 29/Lot 27 and is located in the Commercial/Industrial zoning district. (PB16-11)
7. DISCUSS STATUS OF OUTSTANDING ACTION ITEMS
8. CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED
  - Letter from the Business Development Committee dated May 27, 2016
  - Letter from Roseanne Adams dated May 25, 2016.
9. SET AGENDA AND DATE FOR NEXT MEETING
10. ADJOURN

  
Stephen Beckert, Chairman