

# TOWN OF ELIOT, MAINE

## PLANNING BOARD AGENDA

**TYPE OF MEETING: REGULAR**  
**PLACE: ELIOT TOWN HALL**

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

**Tuesday, October 6<sup>th</sup>, 2015**  
**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
5. REVIEW "NOTICE OF DECISION" LETTERS, AS NEEDED
  - Valentine Shoreland Zoning Permit (PB15-10)
  - Khanjani – Home Business (PB05-11)
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 for a Shoreland zoning permit to expand an existing non-conforming structure located at 15 King Highway South. Applicants/owners are: Michael & Julie Pomeroy (mailing address: 374 Main St., Eliot ME 03903). Property can be identified as Map 1/Lot 161 and is located in the Village district and Limited Commercial Shoreland zoning district. (PB15-13)
  - C. Continued review of an application for Subdivision/Site Plan Review to construct 21 elderly housing dwelling units off State Road. Applicant is Joseph Falzone (mailing address: 7B Emery Ln., Stratham, NH 03885). Owner is Barbara Libbey (mailing address: 1372 State Rd., Eliot, ME 03903). Property can be identified as Map 20/Lot 13 and is located in the Village and Suburban zoning districts. (PB15-03)
  - D. Request for Planning Board Action to amend a previously approved conditional use permit by constructing a 12' x 20' addition to the existing building located at 958 Harold L. Dow Highway. Applicant/owner is Jonathan Payne (mailing address: 8 Friend St., Kittery, ME 03904). Property can be identified as Map 94/Lot 3 and is located in the Rural zoning district. (PB15-14)
  - E. Application for a Home Business Permit to establish a custom cabinetry and furniture business at 804 Goodwin Rd. Applicant/owner is Caleb Dietrich (mailing address: 804 Goodwin Rd., Eliot, ME 03903). Property can be identified as Map 80/Lot 21 and is located in the Rural zoning district. (PB15-15)
7. DISCUSS STATUS OF OUTSTANDING ACTION ITEMS
8. CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED
  - September 29, 2015 letter from Orland McPherson
  - October 2, 2015 budget memo from Kate Pelletier
9. SET AGENDA AND DATE FOR NEXT MEETING
10. ADJOURN

  
Stephen Beckert, Chairman