

TOWN OF ELIOT, MAINE

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**PLANNING BOARD AGENDA**

**TYPE OF MEETING: REGULAR**

**PLACE: JOHN F. HILL GRANGE HALL, 1412 STATE ROAD, ELIOT**

**DATE:**

**Tuesday, December 1, 2015**

**TIME:**

**7:00 P.M.**

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*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.*

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**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. MOMENT OF SILENCE**

**4. REVIEW AND APPROVE MINUTES AS NEEDED**

- October 6, 2015

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

- Pomeroy Shoreland Zoning Permit (PB15-13)
- Payne – Revision to previously approved conditional use permit (PB05-14)

**6. PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED**

**A. 10-minute public input session**

**B.** Continued review of a final plan and 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)

**C.** Continued review of a request for Planning Board Action to amend a previously approved conditional use permit by constructing a 40' x 60' shop building at Pike Industries located at 1080 Harold L Dow Hwy. Applicant/owner is: Pike Industries, Inc. (mailing address: 3 Eastgate Park Rd., Belmont, NH 03220). Property can be identified as Map 101/Lot 81 and is located in the Rural zoning district. (PB15-12)

**D.** Request for Planning Board Action to amend a previously approved conditional use permit (PB01-28) by constructing a 12' x 15' concrete pad to an existing metal building on the Sanctuary Arts Studio located at 117 Bolt Hill Road. Applicant/owner is Christopher Gowell of CLL, LLC (mailing address 117 Bolt Hill Rd., Eliot, ME 03903). Property can be identified as Map 7/Lot 44 and is located in the Village zoning district (PB15-18)

**E.** Request for Planning Board Action to amend a previously approved Site Plan (PB13-10 & PB14-04) by constructing a 30'x48' greenhouse on the property located at 300 Harold L. Dow Highway. Applicant is York Woods Tree & Products (mailing address: 300 Harold L. Dow Highway, Eliot, ME 03903). Owner is: Slate Hill Recycling (mailing address: 300 Harold. L. Dow Highway, Eliot, ME 03903). Property can be identified as Map 37/Lot 21 and is located in the Commercial/Industrial zoning district. (PB15-19)

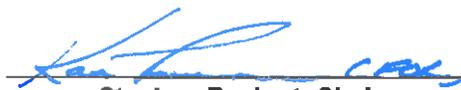
**7. DISCUSS STATUS OF OUTSTANDING ACTION ITEMS**

**8. CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED**

- Review & approve proposed FY16-17 Planning Board budget
- One (1) additional administrative appeal of Planning Board decision

**9. SET AGENDA AND DATE FOR NEXT MEETING**

**10. ADJOURN**

  
Stephen Beckert, Chairman