

**Town of Eliot
REGULAR PLANNING BOARD MEETING MINUTES**

**September 17, 2013
7:00 PM**

Present: Steve Beckert, Chair; Jeff Duncan, Vice Chair, Dennis Lentz, Larry Bouchard, Greg Whalen, and Melissa Magdziasz (alternate).

Also present: Kate Pelletier, Planning Assistant.

ITEM 2 – PLEDGE OF ALLEGIANCE

ITEM 3 – MOMENT OF SILENCE

ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED

The Board agreed to review the minutes of the April 2nd meeting at their next regular meeting.

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

None.

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

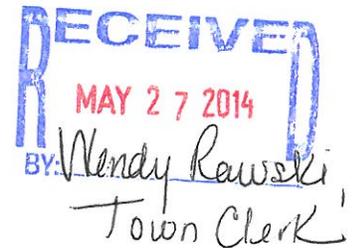
- A. Continued review of an application for a home business permit to manufacture vinyl signs and lettering for automobiles and storefronts at 17 Rosemary Lane. Applicant is Bradley Gerry (mailing address: 17 Rosemary Ln., Eliot, ME 03903). Owner is William Gerry (mailing address: 17 Rosemary Ln., Eliot, ME 03903). Property can be identified as Map 3/Lot 24 and is located in the Village zoning district. (PB13-11)**

Steve Beckert stated the Board had conducted a site walk of the property just prior to this meeting. In addition to testimony from abutting property owners during the public hearing on September 3rd, the Board also received additional comments from Josh Willwerth via email.

The Board discussed Mr. Gerry's proposal to occasionally install vinyl lettering on vehicles in his driveway given the strong opposition from abutters during the public hearing.

The Board also agreed by consensus that the proposed business-related vehicle (<10,000 lbs.) and proposed 6 sq. ft. sign were exempt from screening requirement.

The Board agreed by consensus that onsite installations of vinyl signage/lettering must be screened from view of Rosemary Lane or performed so as not to be visible from Rosemary Lane. Further, installations performed on vehicles parked parallel to Rosemary Lane would be considered effectively screened so long as the work is only performed on the side of the vehicle not visible to the street.



Mr. Gerry stated that he would agree to the screening arrangement as a condition of approval if the application were approved.

MOTION:

Jeff Duncan made the motion to approve the application subject to the following conditions of approval:

1. The property may be developed and used only in accordance with the plans, documents, materials submitted, and representations of the applicant made to the Planning Board. All elements and features of the use as presented to the Planning Board are conditions of approval and no changes in any of those elements or features are permitted unless such changes are first submitted to and approved by the Eliot Planning Board.
2. This permit is approved on the basis of information provided by the applicant in the record regarding his ownership of the property and boundary location. The applicant has the burden of ensuring that he has a legal right to use the property and that he is measuring required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden. Nor does this permit approval constitute a resolution in favor of the applicant of any issues regarding the property boundaries, ownership, or similar title issues. The permit holder would be well advised to resolve any such title problems before expending money in reliance on this permit.
3. The applicant authorizes inspection of premises by the Code Enforcement Officer during the term of the permit for the purposes of permit compliance.
4. Hours of operation shall be Monday – Friday 8:00 AM – 5:00 PM.
5. There shall be no parking within the Town right of way. Cars parked adjacent to the right of way shall be arranged so as to avoid any damage or impede on Town maintenance operations, especially during the winter months.
6. All onsite installations of vinyl signage/lettering shall be screened from view of Rosemary Lane or performed so as not to be visible from Rosemary Lane. As discussed at the September 17, 2013 Planning Board meeting, installations performed on vehicles parked parallel to Rosemary Lane shall be considered to be effectively screened so long as the work is only performed on the side of the vehicle not visible to the street.

Dennis Lentz seconded the motion.

Vote: 3-1 (Greg Whalen opposed), Chair concurs with the majority.

Steve Beckert explained the 30-day appeal period.

ITEM 7 - ACTION ITEM LIST

ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED

ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING

The next regular Planning Board meeting was scheduled for October 1, 2013 at 7:00 PM.

ITEM 10 – ADJOURN

MOTION:

Dennis Lentz made the motion to adjourn at 7:40 PM.

Larry Bouchard seconded the motion.
Vote: 4-0, Chair concurs.



Stephen Beckert, Chairman
Date approved: 5-20-14

Respectfully submitted,



Kate Pelletier, Recording Secretary