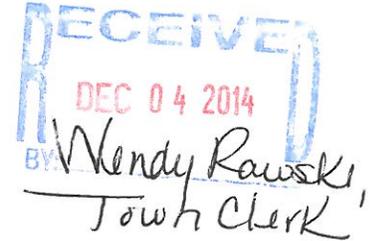


ITEM 1 - ROLL CALL

Present: Steve Beckert – Chairman, Jeff Duncan, Larry Bouchard, Greg Whalen, Dennis Lentz, Melissa Horner – Alternate.

Also present: Kate Pelletier, Planning Assistant

Absent: Dutch Dunkelberger – Alternate (excused)



ITEM 2 – PLEDGE OF ALLEGIANCE

ITEM 3 – MOMENT OF SILENCE

ITEM 4 – REVIEW AND APPROVE MINUTES, AS NEEDED

Mr. Duncan moved, second by Mr. Whalen to approve the minutes of November 4, 2014, as written.

VOTE: 4-0, Chair concurs

ITEM 5 – REVIEW “NOTICE OF DECISION” LETTERS, AS NEEDED

PB14-13: Cumberland Farms – Site Plan Review

This was accepted as written.

PB14-18: NAPA – Site Plan Review

This was accepted as written.

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

A. Request for Planning Board action to amend a previously approved 4-lot open space subdivision located at 93 Frost Hill Road by making several minor changes to lot boundaries. Applicant is Paul Swanick (mailing address: 3 Tudor Dr., Kittery, ME 03904). Owner is 93 Frost Hill Road Real Estate Trust (mailing address: 93 Frost Hill Road, Eliot, ME 03903). Property can be identified as Map 75/Lot29 and is located in the Rural Zoning District. (PB14-22)

Mr. Markley, Northeasterly Surveying, was present and represented the applicant. He explained that several monuments were located on the property after Planning Board approval of the subdivision, which changed some lot lines and lot area calculations slightly when plotted. He noted the following changes to the approved subdivision plan:

- Plan references added
- Zoning data included
- Found iron markers and added to plan (no more than a 2-foot change)
- Included setback line on Lot 3
- Added revision date

It was the consensus of the Planning Board that the proposed amendments were minor in nature and could be handled administratively without the need for an additional public hearing.

Mr. Duncan moved, second by Mr. Lentz, that these minor changes be approved and to change the application number from PB14-11 to PB14-22, to include the same Conditions of Approval as approved in PB14-11.

VOTE: 4-0, Chair concurs

ITEM 7 – DISCUSS STATUS OF OUTSTANDING ACTION ITEMS

Ms. Pelletier said that she was working on a response letter to the Charter Commission.

ITEM 8 – CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED

Mr. Beckert discussed the need to work on the Growth Ordinance.

Ms. Pelletier suggested looking at Mr. Murphy's draft as a starting point and to look at the whole process, start fresh.

Mr. Lentz discussed whether there was the ability to make temporary changes for 2015; that there may not be enough time.

Ms. Pelletier said that any unused growth permits could be converted to either subdivision or non-subdivision lots beginning the third Monday in December.

It was announced by Ms. Horner that the Town Manager was appointed as Eliot's representative to the York Chamber of Commerce.

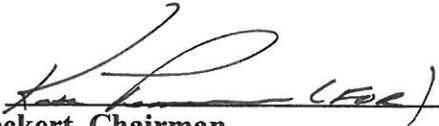
ITEM 9 – SET AGENDA AND DATE FOR NEXT MEETING

The next regular Planning Board Meeting is scheduled for December 2, 2014 at 7PM.

ITEM 10 – ADJOURN

Mr. Lentz moved, second by Mr. Duncan to adjourn the meeting.

VOTE: 4-0, Chair concurs



Steve Beckert, Chairman
Date approved: 12-2-14

Respectfully submitted,



Ellen Lemire, Recording Secretary