

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

**December 3, 2013
7:00 PM**

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

There were no minutes to review.

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

The Board reviewed the notice of decision letters for the following applications and issued them as written:

- Gahagan – Day nursery
- Gateway Services of Eliot – Expansion of nonconforming use

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

A. 10-minute public input session.

Bill Hamilton, 11 Maddy Lane, stated that he was here tonight to speak as a private citizen and not as a member of the Board of Appeals. He stated that he recently became aware that Sec. 45-406(c) of the zoning ordinance had been eliminated through the adoption of 18 pages of amendments to the Streets & Sidewalks chapter in 2012. He reminded the Board that Sec. 45-406(c) had been enacted by a Citizen's petition in 2005 and that it had even been challenged by the Town all the way up through the Maine Supreme Court, where it was upheld. He stated that as a result of the elimination of this provision, there is no protection against developers accessing sizeable developments with substandard roads.

Kate Pelletier stated that the amendments to the Streets and Sidewalks chapter incorporated new standards which rely on "Level of Service" (a description of the operating conditions a driver will experience while traveling on a particular street or highway) rather than the number of lots to determine a road's capacity to serve a development. This was the recommendation of JT Lockman of Southern Maine Regional Planning Commission and the method by which MaineDOT used to assess road conditions. She stated these amendments were passed by majority vote at the Town meeting.

Steve Beckert asked Mr. Hamilton to summarize his comments in a letter to the Board so that they could take an official action.

B. Review and approval of 2014/2015 Planning Board budget request.

The Board agreed by consensus to approve the proposed 2014/2015 Planning Board budget request.

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 December 17, 2013 at 7:00 PM.

ITEM 10 – ADJOURN

MOTION:

Dennis Lentz made the motion to adjourn at 7:25 PM.

Larry Bouchard seconded the motion.

Vote: 4-0, Chair concurs.



Stephen Beckert, Chairman
Date approved: 9-2-14

Respectfully submitted,



Kate Pelletier, Recording Secretary