
TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

TYPE OF MEETING: REGULAR
PLACE: ELIOT TOWN HALL - 1333 STATE RD.

DATE: Tuesday, April 17, 2018
TIME: 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) 10-MINUTE PUBLIC INPUT SESSION
- 5) REVIEW AND APPROVE MINUTES
 - a) March 20, 2018
- 6) PUBLIC HEARINGS
 - a) **21 Foxbrush Drive (Map 50/Lot 19) #PB18-2:** Shoreland Zoning Permit Application & Request for Planning Board Action – Expansion to Non-Conforming Structure in Shoreland Zone
 1. Letter from R. McCarthy of Tidewater Engineering & Surveying PLLC dated 04/03/18 Re: Documents for Site Plan Application
 - (1) Updated/Revised Shoreland Zoning Permit Application (corrected square footage in section 18)
 - (2) Vehicle Turning Maneuver Sketches (2 sheets)
 - (3) Drawing C1: Boundary Retracement Survey & Proposed Site Plan dated 03/12/18; revised through 03/30/18
 2. Memo from E. Cole Prescott dated 04/09/18
 - b) **52 Wisteria Lane (Map 9/Lot 15) #PB18-3:** Shoreland Zoning Permit Application – Existing two-story dwelling to be moved 27' away from the HAT line of the Piscataqua River; single-story addition and dormer to be added to existing dwelling; various portions of existing dwelling to be removed; installation of septic system to serve two dwellings
 1. Deed of Sale dated March 23, 2018
 2. Letter from J. Scism & D. Koorits dated 04/03/18
 3. Proposed Renovation Site Plan prepared by Amsden Field Survey dated 02/25/18; updated with noted revisions, received in the Planning Office on 04/03/18
 4. Memo from E. Cole Prescott dated 04/09/18
- 7) PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED
 - a) **66 Indian Rivers Drive (Map 100/Lot 3): PB#18-4:** Sketch Plan Review for Shoreland Zoning Permit Application to Replace Existing Structure
 1. Shoreland Zoning Permit Application received in the Planning Office on 02/16/18 (fee paid on 03/12/18)
 2. Deed of Sale signed 10/31/14
 3. Plans prepared by Amy Dutton, dated 06/22/16:
 - (1) Sheet A-0
 - (2) Sheet A-2
 - (3) Sheet A-3
 - (4) Sheet A-4
 - (5) Sheet A-5
 - (6) Sheet A-6
 - (7) Sheet A-7
 - (8) Sheet A-1: Site Plan dated 07/19/16
 4. Existing Main Dwellings and Cabin Locations prepared by Landry Surveying LLC dated September 2015
 5. Memo from E. Cole Prescott dated 04/10/18

b) **18 Cole Street (Map 1/Lot 143): PB#18-5:** Application to amend Shoreland Zoning Permit PB#07-21 to install a 10' by 20' Landing Float Extension attached to the existing pier, gangway and float

1. Shoreland Zoning Permit Application received 03/27/18, with the following attachments:

- (1) Application for Natural Resources Protection Act Permit
- (2) Deed of Sale Book: 15164; Page: 771-772
- (3) Letter from K. & J. Scarpetti dated 01/18/18
- (4) Public Notice: Notice of Intent to File
- (5) Abutter Notification from Z. Taylor, of Riverside & Pickering dated 02/21/18 with copies of certified mail receipts
- (6) Site Map prepared by Riverside & Pickering dated 01/18/18
- (7) Tax Map prepared by Riverside & Pickering dated 01/18/18
- (8) Photographs prepared by Riverside & Pickering dated 01/18/18
- (9) Sheet 1 of 3: Float Expansion prepared by Riverside & Pickering dated 01/11/18
- (10) Sheet 2 of 3: Float Expansion prepared by Riverside & Pickering dated 02/05/18
- (11) Sheet 3 of 3: Float Expansion prepared by Riverside & Pickering dated 02/05/18
- (12) Appendix B: MDEP Coastal Wetland Characterization: Intertidal & Shallow Subtidal Field Survey Checklist
- (13) Appendix D: Project Description Worksheet

2. Notice of Decision for PB# 07-21 dated 01/15/08

3. Memo from E. Cole Prescott dated 04/10/18

8) DISCUSS STATUS OF OUTSTANDING ACTION ITEMS

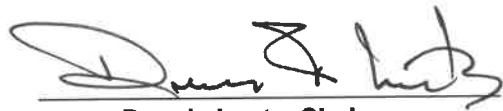
9) CORRESPONDENCE

10) UPDATES FROM TOWN PLANNER

- a) Growth Permits: Update/Discussion
- b) Comment/Reviewers Procedure
- c) Memo from E. Cole Prescott dated 04/09/18 Re: Sections 44 and 45 and Section 1-2, Land Use Tables and Definitions Comparison

11) SET AGENDA AND DATE FOR NEXT MEETING

12) ADJOURN



Dennis Lentz, Chairman