

**ITEM 1 - ROLL CALL**

Present: Steve Beckert – Chairman, Greg Whalen, Dennis Lentz, and Melissa Horner – Alternate.

Also present: Kate Pelletier, Planning Assistant.

Absent: Jeff Duncan, Larry Bouchard, and Christine Bennett – Alternate (all excused).

Voting members: Dennis Lentz, Greg Whalen, and Melissa Horner.

**ITEM 2 – PLEDGE OF ALLEGIANCE**

**ITEM 3 – MOMENT OF SILENCE**

**ITEM 4 – REVIEW AND APPROVE MINUTES, AS NEEDED**

Mr. Lentz moved, second by Mr. Whalen, to approve the minutes of May 3, 2016, as amended.

**VOTE**  
**3-0**  
**Chair concurs**

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

**Beland Home Business (PB15-17)**

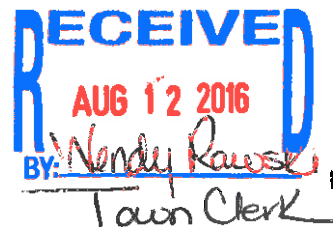
This stands as written.

**Amberger Yoga School (PB16-02)**

This was not reviewed.

**Sturgeon Creek Enterprise Amended Site Plan (PB14-4)**

This was not reviewed.



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

**A. PUBLIC HEARING – and continued review of a Request for Planning Board Action to amend a previously-approved site plan for a school (PB13-04) located at 403 Harold L. Dow Highway by constructing a 6,427 sq. ft. addition to the existing structure for additional classrooms. Applicant/owner is: Seacoast Waldorf Association (mailing address: 403 Harold L. Dow Highway, Eliot, Maine 03903). Property can be identified as Map 45/Lot 4 and is located in the Commercial/Industrial Zoning District. (PB15-21)**

Mr. (Joe) Mulledy and Mr. (John) Chagnon (Ambit Engineering) and Deirdre McEachern (school director) were present for this application.

Mr. Mulledy briefly described the project. He said that Seacoast Waldorf currently houses Kindergarten through 5<sup>th</sup> Grade and we are proposing to build another building that would house grades 6 through 8, as well as a multi-use space. He added that the existing site is served by a gravel parking lot, with a total of 142 parking spaces; that there will be a filter pond to detain and treat stormwater run-off up to a 50-year storm event. He said that the site is served by on-site water and sewer, with the current system serving the current building and improved by adding a grease trap and additional septic tank; that the proposed building will be served by a new state-of-the-art septic system. He added that 22 parking spaces on the existing grass surface will be used for any overflow for events at the multi-use space. Regarding fire truck access, he said that we applied the fire truck turning template and they are able to get a fire truck to the rear of the building. He said that the lighting intensity along the particular property line has been reduced to below the 1/2-foot candle limit; we have shown the post-and-rail fence as an insert for clarity and shown where it is located; we included a maintenance inspection plan. He added that we looked at the 450' site distance triangle at the front and it really only nicks the corner of the two entryways; that we have maintained the note for the 3' maximum height for vegetation in that area; that just tonight we have received Fire Department comments, which we are still reviewing.

Mr. Beckert said that the Planning Board did do a site walk prior to our last meeting.

**7:09 PM      The Public Hearing was opened.**

No one from the public spoke.

**7:10 PM      The Public Hearing was closed.**

Mr. Lentz asked if Mr. Mulledy had to revise the parking spaces based on that fire truck turning template.

Mr. Mulledy said no, that he didn't have to revise that.

Ms. Horner asked if the Fire Chief comments came into play on our end.

Ms. Pelletier said that these are pretty typical comments for a building of this size; that it's pretty common to make these things a condition of approval if they run into any issues that require the plan to be modified; that, in that case, they would have to come back to amend it.

Mr. Chagnon said that the DOT Driveway Permit is with the school's counsel, as it needs to be recorded at the Registry; that we will provide the PB a copy as soon as we have that back.

Mr. Whalen asked if the distance between the two buildings, based on the site plan is 24.4 feet.

Mr. Mulledy said yes.

Mr. Beckert said that we received a memo from the Police Chief saying that he had no comments or concerns.

Mr. Whalen asked if, regarding the diagram in red showing the fire truck turning radius, the Fire Chief has seen it.

Ms. Pelletier said that she gave that to him and talked to him personally; that he didn't have any concerns about that.

Mr. Whalen asked, regarding the letter from Longview Partners, LLC to Ms. Ross about the wastewater disposal system sizing, if this has been properly vetted by both sides.

Mr. Mulledy said that it was submitted to Ms. Ross and our septic designer was working closely with her on final details.

Ms. Pelletier said that she believes Ms. Ross was completely satisfied with that plan; that she worked with the applicant's evaluator to come up with a good solution.

Mr. Whalen asked that that be a condition of approval.

Mr. Lentz moved, second by Mr. Whalen, that the Planning Board approve PB15-21 with the following conditions of approval:

1. The property may be developed and used only in accordance with the plans, documents, material 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. Copies of approved permits from Maine Department of Environmental Protection shall be provided to the Code Enforcement Officer before construction on this project can begin.
2. The permit is approved on the basis of information provided by the applicant in the record regarding the ownership of the property and boundary location. The applicant has the burden of ensuring that they have the legal right to use the property and that they are measuring required setbacks from the legal boundary lines of the lot. The approval of this permit approval in no way relieves the applicant of this burden. Nor does this permit 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. In addition to the requirements of NFPA 1411 the following shall be met:

- a) Complete Maine Fire Marshall plans review, construction permit with barrier free review.
  - b) Knox Box access to the building.
  - c) Full addressable and monitored off-site fire alarm. Additional to present existing system is permitted, provided that all other requirements are met.
  - d) 'As-built' floor plan submitted to Fire Department (both buildings).
  - e) Eliot CEO approval with any conditions forwarded to the Eliot Fire Chief.
5. Maintain the vegetation at the entrance at a height of no more than three feet.

**VOTE**

**3-0**

**Chair concurs**

Mr. Beckert said that the application stands approved and there is a 30-day period from which the PB decision can be appealed by an aggrieved person or parties – move forward but move forward cautiously.

**B. Application to expand a non-conforming residential garage located at 403 River Road by constructing a patio within the 75' Shoreland setback. Applicant/owner is: John Valentine Homes, LLC (mailing address: 407 River Road, Eliot, Maine 03903). Property can be identified as Map 25/Lot 2 and is located in the Suburban District and Shoreland Limited Residential District. (PB16-5)**

Mr. (Ken) Markley (Easterly Surveying) and Mr. (John) Valentine were present for this application.

Mr. Markley said that this is a change to an already-approved plan from last year. He clarified that there used to be two houses on this lot; that he tore down one house and got approval for another house with the same footprint. He added that the applicant has decided to not have a second single-family dwelling and put in a garage; that he's using the same footprint as the other approved plan, with some minor changes to that; that he has the garage, an overhang, and a proposed patio. He said that from what was approved before, the distance to the water was 61.5' and this patio will have it as 62.4' so, therefore, it will be less intrusive than the approved deck was before into the 75-foot setback, and a little less non-conforming. He added that the garage and overhang are already built, that he is just asking for the patio to be approved.

Mr. Beckert clarified with Ms. Pelletier that the PB needed to first determine whether this was an administrative change to a previously-approved plan.

Ms. Pelletier agreed.

It was agreed that there was less of a footprint in the 75-foot setback; that the proposed patio is further back from the shoreline than the previously-approved plan and less of a footprint on the overhang on the patio than there was on the original design.

Mr. Whalen moved, second by Mr. Lentz, that the Planning Board treat this as an administrative change versus a full site review and public hearing.

**VOTE**

**3-0**

**Chair concurs**

Mr. Lentz asked if the driveway had changed at all.

Mr. Valentine said that it has not changed.

Mr. Whalen said that, on the original plan, it showed a proposed septic system; that he sees nothing on the revised plan that the septic system was installed.

Mr. Markley said that it's underground and can put it on the plan.

Mr. Valentine said that it was approved and never built.

Mr. Lentz moved, second by Mr. Whalen, that the Planning Board approve PB16-5, as amended, with the following conditions of approval:

1. The property may be developed and used only in accordance with the plans, documents, material 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. Copies of approved permits from Maine Department of Environmental Protection and Army Corps of Engineers, if applicable, shall be provided to the Code Enforcement Officer before construction on this project can begin.
2. The permit is approved on the basis of information provided by the applicant in the record regarding the ownership of the property and boundary location. The applicant has the burden of ensuring that they have the legal right to use the property and that they are 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 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.

**VOTE**

**3-0**

**Chair concurs**

Mr. Beckert said that the application stands approved and there is a 30-day period from which the PB decision can be appealed by an aggrieved person or parties – move forward but move forward cautiously.

**C. Application to replace and expand a non-conforming single family dwelling located at 31 Clark Road. Applicant/owner is CPN Realty (mailing address: 2028 State Road, Eliot, Maine 03903). Property can be identified as Map 5/Lot 6 and is located in the Village District and Shoreland Limited Residential District. (PB16-6)**

Nathan Amsden (Attar Engineering) and David Chase (applicant) were present for this application.

Mr. Amsden said that there was a pre-existing building on the lot with four separate structures – a small shed, an auxiliary dwelling unit, and a garage; that he plans to replace and consolidate all of them into one building. He added that the issue at present was how to follow the zoning regulations as they were met by the previous building and how and where to expand based on the previous structure; that that's the part we are presenting to the PB tonight to see if what we have here will work.

Ms. Pelletier said that she gave the PB a review checklist and anything she has in yellow are areas of concern.

Mr. Beckert asked if the applicant had seen the checklist.

Mr. Amsden said yes.

Mr. Beckert said that are some areas on here that need to be addressed.

Mr. Whalen asked, regarding the recalculations on the cubic footage and floor area, if the applicant was in agreement with those recalculated numbers done by the Planning Assistant.

Mr. Amsden said yes, that we can re-do that.

Mr. Lentz said that it appears that there is a lot missing on this checklist.

Mr. Whalen asked if there was a floor plan to the lower level.

Mr. Amsden said that it was just a basement, a basement plan; that he thinks the applicants are going to develop the lower level as a family area but he didn't have a specific plan for that; that he could get that if the PB would like to see that.

Mr. Whalen agreed he would like to see that plan. He added that the elevation indicates that there is a full lower level and that may not be the case; that whatever spaces are in that lower level, if he would kindly submit that plan, as well.

Mr. Amsden agreed.

Ms. Pelletier said that, from the floor plan, it looks like just one bedroom.

Mr. Chase said that that was correct.

Ms. Pelletier asked how many bedrooms were in the whole house.

Mr. Beckert reminded that what was presented to the PB was what is approved or understood to be true; that anything that changes after that, the applicant has to come back to the PB for additional approvals. He added that the applicant needs to tell the PB, up front, exactly what he plans to do in this application; that there is a lot of stuff that hasn't been addressed in here, and it needs to be addressed.

Mr. Chase said that he and his wife purchased this property knowing that the house was in need of repair; that we were also alerted that it was a non-conforming, existing lot. He added that he believes we followed all the existing rules of the Town; that we were very upfront about what we were going to do; that we had our house burned down as a donation to the Eliot Fire Department; that we were then alerted, when we did the (property) survey, that the Town should not have given us a demo permit because there is an unstable bluff that exists along the northern side of the Piscataqua River. He added that we tore our house down, which has a mortgage on it; that we were going to use a footprint smaller than what was there with the existing pieces of property, improving a non-conforming lot to a conforming lot. He said that we now have a raw piece of property on the Piscataqua River and we have acknowledged every law you people have put upon us; that we will conform with what the Town wants; that if the PB wants a two- or three-bedroom, we will give that. He apologized that the engineering people did not know what our floorplan was but asked that the PB acknowledge that he and his wife have done everything lawfully; that we tried to do everything positively to make that property conforming.

Mr. Beckert said that he was only saying that this application needs to be more complete than it is.

Mr. Chase said that we were paying an engineering firm to get us to this point; that we thought we would walk out of here with a building permit.

Mr. Beckert said that that would not happen tonight and he would say that to any applicant that is coming before us for the first time; that there is a process that we follow with every application. He added that, with this application at this point, he would only consider this, if the PB wants to, sketch plan stage, asking for confirmation from the Planning Assistant.

Ms. Pelletier agreed. She added that the items missing from the checklist are not something that can't be overcome. She clarified to the applicant that we need to know how many bedrooms so we know that the septic is adequate, for example.

Mr. Beckert suggested the applicant come in with his engineer and sit down with Ms. Pelletier and Ms. Ross to address the items on the checklist that still need to be addressed and provide what needs to be provided.

Mr. Chase asked what the timeline was that we are talking about.

Ms. Pelletier said that that is entirely up to the applicant. She added that if he could get it all to us by next Monday then he would be on the following agenda.

Mr. Chase apologized, saying he thought we were doing volumes and everyone was on the same plan; that there was a disagreement he thought on attic volumes and he thought that the engineering firm was dealing with the Town. He said that we are actually on step one, asking for confirmation.

Ms. Pelletier agreed.

Mr. Chase discussed his frustration regarding the situation and his concern that he had a mortgage on his property and being in non-conformance with the bank because of this. He added that he and his wife love living in Eliot and that he thinks the PB does a good job; that we just want to build a house and bring a non-conforming property into a beautiful piece of property. He said that now we know where we stand.

Mr. Beckert assured Mr. Chase that the PB would work with him; that the PB just needs the information that is required by the process.

Mr. Whalen said to the applicant to make sure the plans conform to exactly what he intends to build to the best of his ability so that the application is fully vetted.

Ms. Pelletier said that she thought the citing of the house, the size of the house, that's all fine and she doesn't see an issue with the location of it; that it's just stuff that needs to be added and she doesn't see anything that's going to change the orientation. She assured Mr. Chase that we're on our way and just need to fill in some blanks.

Mr. Beckert asked Ms. Pelletier if it would be in order to ask the PB for a motion to accept this as sketch plan.

Ms. Pelletier said yes.

Mr. Beckert said that we can then move forward with the updated checklist and any amendments to the plan that are required per that checklist; that the PB would have a public hearing.

Mr. Amsden, speaking about any amendments, said that there are a number of items here that we can't provide because the buildings are not there; that that's why we wanted to get in front of you to verify that they would either be waived or accepted based on material we did provide. Regarding elevation drawings, for example, he said there are a number of items that say 'existing dwelling' and we can't give you that; that we reconstructed that as best we could.



Mr. Beckert said that, per the ordinance, if you are going to request waivers, you need to do that in writing.

Ms. Pelletier clarified that the PB is not authorized, in the Shoreland Zone, to waive these requirements so they would have to go to the Board of Appeals (BOA). She added that, to the best of your ability, we need to know what was there in order to know how much you can expand. She said that the map isn't even correct on the site plan; that you have square footages that don't total anything; that you just said you didn't have the information and now you do, asking if you do or do not have the information on the site plan.

Mr. Amsden said that we reconstructed the buildings as best we could; that the calculations we came up with were the best we could do for those buildings – the attic spaces, the roof lines, the pitches.

Ms. Pelletier said that all we're asking for is to the best of your ability; that if it's wrong then the violation is on the property owner, not on the Town.

Mr. Amsden asked if she was saying we should go to the BOA first.

Ms. Pelletier clarified that they should go to the BOA if they want something waived.

Mr. Amsden asked if she was saying that the PB would not accept what we've done.

Ms. Pelletier said that, in this condition, no; that it needs work, as she has been telling him all along.

Mr. Amsden confirmed that that was for the specific items in the checklist.

Ms. Pelletier said yes.

Mr. Lentz asked Mr. Amsden for an example.

Mr. Amsden said that it calls for the height of the building in order to measure the line and we took pictures of the existing, scanned them in, and used the CAD to recreate the pitch lines and roof lines; that that was the best we could do because that's all the information there was.

Ms. Pelletier said that you haven't provided any elevation drawings of the existing building; that you provided photographs and that's not an elevation drawing.

Mr. Amsden asked if she was saying that we should have used that to create an elevation drawing; that we could.

Ms. Pelletier said that you should use any information you can to create an elevation drawing, yes.

Mr. Beckert asked if the PB was willing to accept this as a sketch plan, at this point, with the stipulation that the applicant and their representative work with the P.A. and CEO to clean up this checklist.

Mr. Whalen said that it is not labeled as such but asked if 'this' was the site plan.

Mr. Amsden said yes.

Mr. Whalen asked if 'this' was all that was intended to be submitted as the site plan, is that all that is needed to be submitted as a site plan.

Ms. Pelletier agreed that 'this' was all that was needed for this kind of a permit; that it has most all the required information on it.

Mr. Lentz moved, second by Mr. Whalen, that the Planning Board consider PB16-6 as a sketch plan and we move on to the next phase.

**VOTE**

**3-0**

**Chair concurs**

Mr. Beckert again recommended that the applicant get together with the P.A., your engineering representative, and the CEO to clean up this application checklist and provide as much information as possible on the elevations that were there; that they can CAD it out and provide those elevations on an elevation drawing; that those are the requirements of the ordinance. He added that if you can get that information in to us by next Monday, then that meets the deadline for the next meeting on June 7<sup>th</sup>.

Mr. Chase discussed the reason he had not been on a previous agenda, that we moved the house further back on the property because of the unstable bluff, and it seems to him that we have much more problems on our property than we, as the Chase's, understand.

Mr. Beckert said that that was why he was going to, again, suggest, along with your engineering representative, meet with the P.A. and CEO to go over the ordinances, per this checklist and provide as much information as possible. He added that the engineering representative just said that he can reconstruct the existing buildings that were there on CAD so that the proper volume calculation can be made.

Mr. Chase asked if he could use Google Earth to use what was existing there.

Ms. Pelletier said that he could use any resource he could find to piece it back together; that it's just to the best of your ability and we all obviously know that it isn't going to be exact. She added that she couldn't imagine that something would be discovered later that would disprove all this; that that doesn't seem plausible.

Mr. Chase asked, to simplify things more and he appreciates the time the Town has given to us tonight, what does it take – we have a piece of property we have purchased;

what can we put on that thing if it's conforming; that we know we have to move back a certain distance. He asked if we could just use these guidelines and forget about an engineering firm. He added that we are more than capable of figuring this out because we have to figure it out ourselves. He asked if the Town could tell us what square footage we can put on that piece of property and accommodate the Town so we don't have a vacant, dusty lot there that is irritating his neighbors.

Ms. Pelletier said that we can tell you that but you need to tell us what was there, first, in order to get that number. She added that we are more than happy to work with you if you want to come in and go over it with her and the CEO.

Mr. Chase asked, if we bought a raw piece of property on the river, we can't put some structure there.

Ms. Pelletier clarified that you could put it anywhere on the property that's not within that 75-foot setback from the top of the bluff. She added that that's the only thing this PB is authorized to review under State law that's required; that anything within that 75 feet has to be approved by this Board.

Mr. Chase said that, if we submit to the Town a plan that conforms to setbacks and square footage, then we can build.

The PB agreed that that is the key.

Ms. Pelletier said yes, that you are well on your way; that we just need to know what areas will be graded and how much area is going to be filled or disturbed, those types of things.

Mr. Chase asked if we could do that next month or are we months away.

Ms. Pelletier said no; that this is easy and the hard part is done; that it's just a matter of filling in some details.

**D. Application to establish a day nursery at 33C Levesque Drives. Applicant is Lisette Gould Nash (mailing address: 220 Hanscom Road, Eliot, Maine 03903). Owner is MH Parsons & Sons Lumber (mailing address: Woodbridge Road, York, Maine 03909). Property can be identified as Map 29/Lot 27-1 and is located in the Suburban and Commercial/Industrial Zoning Districts. (PB16-7)**

Ms. Lisette Gould Nash was present for this application.

Ms. Pelletier said that most of the members were on the PB when Busy Bees came through with the same use there. She added that this is the same thing but have not been in it for over a year so they need to re-up the use in the post office building there. She said that it's the same location but a different name. Ms. Pelletier said that the property

owner asked her to fax him a copy of the application so he could sign it; that she did that but she never got it back from him. She asked Ms. Nash if she could follow up with him.

Ms. Nash said that she would.

Mr. Beckert said that this is exactly the same, no changes, same building space, and the same outdoor space.

Ms. Pelletier agreed there were no changes.

Mr. Lentz asked if Fire and Police have been notified.

Ms. Pelletier said that they have been provided a copy; that she has not gotten comments back yet.

Mr. Whalen asked how long that section of the building has been vacant.

Ms. Pelletier said just over a year.

Ms. Horner asked if we have a floor plan.

Ms. Pelletier said yes; that she could put it in the record.

The day nursery will operate Monday through Friday and has adequate parking on-site.

Mr. Whalen asked what the expected enrollment would be.

Ms. Nash said between 10 and 20; that that will probably be determined by the State.

Mr. Beckert asked if we needed to hold a public hearing on this.

Ms. Pelletier said that the requirement is to have a public hearing but anything in Chapter 33 is waivable if the PB feels it's not necessary.

Mr. Whalen moved, second by Mr. Lentz, that the Planning Board waive the public hearing requirement.

**VOTE**

**3-0**

**Chair concurs**

The PB agreed to wait for Police and Fire comments and that they would review the file Ms. Pelletier would ready for them. This application will be on the June 7<sup>th</sup> agenda.

**E. Application to establish a Home Business providing piano instruction for up to 20 students per week at 31 Alden Lane. Applicant/owner is Alison Alden Spruce Hannan (mailing address: 31 Alden Lane, Eliot, Maine 03903) Property can be identified as Map 1/Lot 37 and is located in the Village Zoning District. (PB16-8)**

The applicant is present for this application.

Mr. Beckert asked Ms. Pelletier if she saw any issues with the application.

Ms. Pelletier said none at all.

Mr. Lentz asked the applicant how many students she planned to have at any particular time.

Ms. Hannan said just one student at a time. She added that she would be teaching all ages.

Ms. Pelletier said that the PB needed to schedule a public hearing and a site walk, if the PB wanted to do that.

The PB agreed that there would be no site walk. The public hearing is scheduled for June 7<sup>th</sup>.

**F. Application to install a natural gas regulator station at 1 Harold L. Dow Highway. Applicant is Northern Utilities (mailing address: 6 Liberty Lane West, Hampton, NH 03842). Owner is William C. & Raymah M. Morgridge (mailing address: PO Box 23, South Berwick, Maine 03908). Property can be identified as Map 17/Lot 20 and is located in the Suburban and Commercial/Industrial Zoning Districts. (PB16-9)**

Mr. (Ryan) McCarthy (Tidewater Engineering & Surveying) and Mr. (Richard) Allen (Unitil) were present for this application.

Mr. McCarthy said that he was here to represent Northern Utilities (Unitil) on a proposed natural gas regulator station on the Morgridge and Sons lot. He added that this proposed use is considered an essential service; that the parcel is split between the Suburban District and Commercial/Industrial District; that it would be located in the western corner (in Suburban District). He explained that this has to have PB site review because this is in the Shoreland Zone; that we are outside the 75-foot setback from the wetland and the wetland has been professionally delineated by Joseph Noel. He said that the station is in a 20' by 40' chain-link fenced-in area; that it has a gravel driveway coming off of Bolt Hill Road, which provides parking for the two service vehicles and a turn-around area. He added that they have a 20-foot side setback from the residential abutter to the southwest and will maintain that setback as an existing evergreen fully vegetated buffer; that we have a 30-foot front yard setback from Bolt Hill Road. He said that the station will be in an easement area (40' X 75') so Unitil will not own the land;

that there will be a 10' easement that extends from Route 236 to the regulator station for the line currently along Route 236. He added that there is a proposed 10-foot wide easement that goes along both buildings so that we can service both buildings with natural gas. He said that we are requesting two waivers; that one is the high intensity soils survey, explaining that the proposed location is currently all gravel and developed; that the second is to the partial foundation planting because we need to have clear visibility from the road for safety reasons.

Mr. Whalen asked if this property was being subdivided just by easement.

Mr. McCarthy said yes; that the property will not be subdivided.

Mr. Lentz asked what a regulator station regulates and why is it there.

Mr. Allen said that he always equates natural gas to electricity – you see the big towers for your high voltage transmission and gas works in a parallel fashion. He explained that the line that runs along Route 236 operates at about 350 pounds and the typical distribution system runs at about 50 pounds or less, hence, you have to decrease the pressure the same way a substation decreases the voltage on the electric side. He added that this is a very simplified version; that the company took the approach that less was better in this particular case.

Mr. Beckert said that this would provide additional gas flow to residents and other buildings in the area.

Mr. Allen said yes.

Mr. Lentz moved, second by Mr. Whalen, that the Planning Board waive the high intensity soils survey, Chapter 33, Article 3, Division 4, §33-127 (12).

**VOTE**

**3-0**

**Chair concurs**

Mr. Whalen moved, second by Mr. Lentz, that the Planning Board waive Chapter 33, Article 3, Division 5, §33-175 (c), the partial foundation planting plan.

#### **DISCUSSION**

Mr. Whalen asked, regarding the access driveway coming off Bolt Hill Road, if there was any curb-cut requirement for them to make a secondary access.

Ms. Pelletier said that they would have get an entrance permit from the Public Works Director.

**DISCUSSION ENDED.**

**VOTE**  
**3-0**  
**Chair concurs**

A public hearing was scheduled for June 7<sup>th</sup>. Comments from the Police Chief, Fire Chief, and Public Works Director are warranted.

Mr. McCarthy asked if this application needs to be accepted as complete.

Ms. Pelletier said yes, we could, asking if it was because the applicant wanted the process to keep going.

Mr. McCarthy said yes, to streamline as much as possible.

Ms. Pelletier said that she didn't see anything missing.

Mr. Whalen moved, second by Mr. Lentz, that the Planning Board confirm Application PB16-9 as complete.

**VOTE**  
**3-0**  
**Chair concurs**

Mr. McCarthy asked if the PB was going to do a site walk.

The PB said that they would not need to do a site walk.

#### **ITEM 7 – DISCUSS STATUS OF OUTSTANDING ACTION ITEMS**

No discussion.

#### **ITEM 8 – CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED**

Ms. Horner said that the Business Development Committee invited local business owners to meeting next week at The Regatta (May 25).

#### **ITEM 9 – SET AGENDA AND DATE FOR NEXT MEETING**


The next regular Planning Board Meeting is scheduled for June 7, 2016 at 7PM.

#### **ITEM 10 – ADJOURN**

There was a motion and a second to adjourn the meeting at 8:30 PM.

Town of Eliot  
REGULAR PLANNING BOARD MEETING MINUTES

May 17, 2016  
7:00 PM

  
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Steve Beckert, Chairman  
Date approved: 6-7-16

Respectfully submitted,

Ellen Lemire, Recording Secretary