

TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

TYPE OF MEETING: REGULAR

PLACE: ELIOT TOWN HALL - 1333 STATE RD.

DATE:

Tuesday, July 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) July 10, 2018
- 6) **PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED**
 - a) **61 Julie Lane** (Map 36/Lot 9-5): PB18-10: Request to amend a previously approved site plan to construct a 36' by 36' garage addition
 1. Request for Planning Board Action application received in the Planning Office on 07/02/18
 2. Letter from E. Weinrieb, P.E. of Altus Engineering Inc. dated 06/26/18 Re: Site Structures Landscape Corporation Building Expansion
 3. Warranty Deeds filed on the York County Registry: Book 14659/Page 448 & Book 15036/Page 887
 4. Sheet 1 of 1: Building Sketch Plan prepared by Altus Engineering, Inc. dated 06/29/18
 5. Sheet A-2: Proposed Addition Concept prepared by Michael J. Keane Architects, PLLC, dated 06/29/18
 6. Eliot Planning Board Notice of Decision for PB05-13, dated 11/01/05
 7. Memo from E. Cole Prescott, Town Planner Re: PB18-10 (will be part of after-the-fact agenda packet)
 - b) **495 Harold L Dow Highway** (Map 53/Lot 8): PB18-9: Request to amend a previously approved site plan to: 1.) demolish & reconstruct existing front structure for a partial space to be used as proposed medicinal caregiver storefront; 2.) install a security fence around a portion of the property; 3.) add proposed parking; 4.) install proposed 48' by 72' greenhouse; 5.) other site amendments, such as HVAC pads, soil storage, composting and recycling areas as noted on the proposed plan
 1. Request for Planning Board Action application received in the Planning Office on 07/03/18
 2. Letter from H. Pope, dated 07/03/18
 3. Letter from J. Nooney to the Town of Eliot dated 06/12/17
 4. Eliot Planning Board Notice of Decision for PB17-9, dated 11/21/17
 5. Eliot Board of Appeals Notice of Decision, dated 11/19/17
 6. Copy of Ordinance approved on July 7, 2010
 7. Photo of current structure, dated 07/03/18
 8. Photo of current greenhouse structure
 9. Sidewall Elevation Sheet
 10. Endwall Elevation Sheet
 11. Plan View Sheet
 12. Photo of Greenhouse structure
 13. Memo from E. Cole Prescott, Town Planner Re: PB18-9 (will be part of after-the-fact agenda packet)
- 7) **DISCUSS STATUS OF OUTSTANDING ACTION ITEMS**
- 8) **CORRESPONDENCE**
- 9) **UPDATES FROM TOWN PLANNER & PLANNING OFFICE**
 - a) Update: Ordinance Revisions currently under review & timeline update
 1. Shoreland Zoning, Section 44 (purpose: update standards to 2015 ME DEP Chapter 1000 Guidelines)
 2. Dimensional Standards, Section 45-405 (purpose: clarification of table and notes per proposal)
 3. Growth Permit Process, Section 29-42 (purpose: change "application fee" to "permit fee" only; no change proposed to fees or procedure)
 4. Job Title (purpose: change "Planning Assistant" to "Planner" throughout ordinances, where applicable)
 - b) Growth Permit Survey: Final Review of Report for 2019 Calendar Year
 - c) Updates: State law – adult cannabis use(s)
- 10) **SET AGENDA AND DATE FOR NEXT MEETING**
- 11) **ADJOURN**

