



TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

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

DATE:
TIME:

Tuesday, April 4, 2017
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. REVIEW AND APPROVE MINUTES AS NEEDED
 - a. February 28, 2017
 - b. March 7, 2017
5. REVIEW "NOTICE OF DECISION" LETTERS, AS NEEDED
 - a. CPN Realty –nonconforming structure in Shoreland zone (PB16-6)
6. PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED
 - A. 10-minute public input session
 - B. **Public hearing** and continued review of a Request for Planning Board Action to amend a previously approved Site Plan (approved 10-2-86) by creating three (3) leasable warehouse/business office units in an existing building and relocating two (2) existing greenhouses on the property located at 495 Harold L. Dow Hwy. Owner/Applicant is: Flower Company Properties, Inc. (mailing address: 483 Harold L Dow Hwy., Eliot, ME 03903). Property can be identified as Map 53/Lot 6 and is located in the Commercial/Industrial zoning district. (PB17-01)*
***The Planning Board will conduct a site walk of the property at 5:30PM, prior to the Planning Board meeting. Members of the public are welcome to attend.**
 - C. **Public hearing** - *"Amendments to Chapter 31 (Non-Stormwater Discharges) of the Municipal Code of Ordinances of the Town of Eliot, Maine, to allow dechlorinated swimming pool water to be discharged to the Town's storm drainage system so long as it, and any other allowed discharges, do not violate State water quality standards."*
 - D. **Public hearing** - *"Amendments to Chapter 1 (General Provisions) and Chapter 29 (Growth Management) of the Municipal Code of Ordinances of the Town of Eliot, Maine to establish an application fee for growth permit applications."*
 - E. Application for a Shoreland zoning permit to construct a 6' x 10' access way, 6' x 20' residential pier, 3' x 20' gangway and 10' x 20' float at 40 Mast Cove Road. Owner/applicant is Andrew & Daniela Machamer (mailing address: 40 Mast Cove Road, Eliot, ME 03903). Property can be identified as Map 4/Lot 8 and is located in the Village zoning district and Limited Residential Shoreland zoning district. (PB17-3)
 - F. Continued review of proposed revisions to Planning Board bylaws
7. DISCUSS STATUS OF OUTSTANDING ACTION ITEMS
8. CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED
9. SET AGENDA AND DATE FOR NEXT MEETING
10. ADJOURN


Stephen Beckert, Chairman