



TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

TYPE OF MEETING: REGULAR

DATE:

Tuesday, December 6, 2016

PLACE: ELIOT TOWN HALL - 1333 STATE RD.

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. REVIEW AND APPROVE MINUTES AS NEEDED
 - a. November 15, 2016
5. REVIEW "NOTICE OF DECISION" LETTERS, AS NEEDED
 - a. Amberger yoga school (PB16-2)
 - b. Valentine –nonconforming structure in Shoreland zone (PB16-5)
6. PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED
 - a. 10-minute public input session
 - b. Continued review of a site plan application to expand an existing boat storage facility located on Ruth Lane by constructing a 40' x 32' addition and two (2) 16' x 72' open-sided shed to an existing building, and an additional 85' x 100' fabric-skinned building. Applicant is Independent Boat Haulers (mailing address: PO Box 61, Eliot, ME, 03903). Property owner is John E. Pollard (mailing address: 726 New Dam Rd., Sanford, ME 04073). Property can be identified as Map 29/Lot 5 and is located in the Suburban and Commercial/Industrial zoning districts. (PB16-21)*
***Note: A site walk of the property is scheduled for December 6th at 3:00 PM**
 - c. Request for Planning Board action to amend a previously approved site plan to add additional parking, storage and nursery area at 4 MacLellan Drive. Applicant is Piscataqua Landscaping Company (mailing address: 4 MacLellan Dr., Eliot, ME 03903). Property owner is Booth Hemingway (mailing address: 4 MacLellan Dr., Eliot, ME 03903). Property can be identified as Map 46/Lot 10 and is located in the Commercial/Industrial zoning district with portions of the property also in the Limited Commercial, Resource Protection and Stream Protection Shoreland zoning districts. (PB16-22)
 - d. Request for Planning Board Action to amend a previously approved Site Plan (PB12-10, PB15-07, & PB16-11) for an elderly housing facility at the Eliot Commons by relocating the dumpster and adding an access driveway to the sewer pump station and maintenance building. Applicant/owner is Sea Dog Realty, LLC (mailing address: 86 Newbury St., Portland, ME 04101). Property can be identified as Map 29/Lot 27 and is located in the Commercial/Industrial zoning district. (PB16-23)
 - e. Review draft 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