



# TOWN OF ELIOT, MAINE

## PLANNING BOARD AGENDA

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

**DATE: Tuesday, October 17, 2017**  
**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. October 3, 2017
5. REVIEW "NOTICE OF DECISION" LETTERS, AS NEEDED
  - a. Teske – day nursery (PB17-15)
  - b. Sea Dog Realty – Amended Site Plan (PB16-11)
6. PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED
  - a. 10-minute public input session
  - b. Request for Planning Board Action to amend a previously approved subdivision/site plan (PB06-7) by constructing a 40' x 120' storage building to provide additional storage space for the residents of Cole Brown Estates mobile home park. Applicant is Russell Sylvester (mailing address: 40 Caslyn Dr., Eliot, ME 03903). Owner is B&RH Associates, Inc. (mailing address: 40 Caslyn Dr., Eliot, ME 03909). Property can be identified as Map 16/Lots 12 & 13 and is located in the Suburban zoning district. (PB17-18)
  - c. Application a home business permit to establish a tattoo studio at 88 Beech Rd. Applicants/owners are: Amylyn & Jonas Zev Amberger (mailing address: 88 Beech Rd., Eliot, ME 03903). Property can be identified as Map 21/Lot 33 and is located in the Suburban zoning district. (PB17-19)
  - d. Request for Planning Board Action to amend a previously approved Site Plan by adding a 2-car garage with office space above to the existing structure located at 43 Harold L. Dow Highway. Applicant is Frank Fortunato (mailing address: PO Box 608, Eliot, ME 03903). Owner is Amariah Properties (mailing address: PO Box 608, Eliot, ME 03903). Property can be identified as Map 23/Lot 1 and is located in the Commercial/Industrial zoning district. (PB17-20)
  - e. Application for Site Plan Review to establish a boat storage, retail and repair operation at 100 Harold L. Dow Highway. Applicant/owner is Douglas Anderson of Toro Properties, LLC (mailing address: 224 Pleasant St., Eliot, ME 03903). Property can be identified as Map 23/Lot 12 and is located in the Commercial/Industrial zoning district. (PB17-21)
  - f. Request for Planning Board Action to amend a previously approved Site Plan (PB03-34) by changing the use to establish a senior adult day care facility for up to 20 people at 21 Cedar Rd., Unit 1. Applicant is Amy Nashwinter & Joshua Holt (mailing address: 21 Cedar Rd., Unit 1, Eliot, ME 03903). Owner is S&J Enterprises, Inc. (mailing address: 21 Cedar Rd., Eliot, ME 03903). Property can be identified as Map 63/Lot 11-1 and is located in the Suburban zoning district. (PB17-22)
7. DISCUSS STATUS OF OUTSTANDING ACTION ITEMS
8. CORRESPONDENCE AND PLANNING ASSISTANT, AS NEEDED
9. SET AGENDA AND DATE FOR NEXT MEETNG
10. ADJOURN

  
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Kate Pelletier, Planning Assistant