

LIMERICK PLANNING BOARD –Approved May 21, 2012
Minutes April 16, 2012

Dave Coleman, Ronnie Oliver, Adam Wardwell, Andrew Ivey, and Aaron Carroll were present Jean Pellegrino and Frank Carroll II was absent.

PUBLIC HEARING: The public hearing for Wayne Littlefield’s conditional use permit was opened at 7:00 P.M. by Chairman Coleman.

Mr. Littlefield gave a brief overview of his project, a fabrication restoration shop at his home on Route 5 ¼ mile west of the Limerick/Waterboro town line. He plans to restore and hopefully sell 4 or 5 cars via the internet a year. He also plans do provide vehicle repairs and services.

Dave revisited the fact that as long as he doesn’t sell more than 5 vehicles a year he does not need a state license.

Dave asked if there were any questions from the board and there were no other interested parties in attendance; hearing none Dave closed the public hearing.

MINUTES: The minutes for March 19th were accepted as presented.

Vote 5-0 In Favor

OLD BUSINESS:

1. Dave reported that the site walk for Wayne Littlefield was held on April 2, 2012 at 6:30 prior to the workshop held that same night. The workshop covered proposed new ordinances CEO Norm Hutchins attended the April 2nd workshop.
2. A new plan for the Minor Meadow Brook Subdivision Revision for AH Grover was sent to the board for re-signing; the first plan was rejected by the Registry of Deeds because the plan was drawn with improper ink that could not be copied. The board members signed the new plan and after recording by the applicant 3-recorded plans will be returned to the town.

CORRESPONDENCE:

No new correspondence.

LITTLEFIELD REVIEW:

REVIEW:

Article VII – Conditional Uses

A. A conditional use permit is designed for those uses, which may be permitted as a service to the community or for the benefit of the town’s general welfare. The standards of this provision are designed to ensure adequate control of the location, design and operation of conditional uses.

B. The Planning Board may approve an application for a Conditional Use Permit if the applicant demonstrates that the proposed use:

1. Will meet the definition and specific requirements set forth in this ordinance for the specific use;

Vote 5-0 In Favor

2. Will not have a significant detrimental effect on the use and peaceful enjoyment of adjacent or nearby property as a result of noise, vibrations, fumes, odor, dust, light, glare or other cause;

Vote 5-0 In Favor

3. Will not have a significant adverse effect on adjacent or nearby property values;

Vote 5-0 In Favor

4. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion;

Adam motioned that this is not an issue at all and the applicant meets these conditions, **Ronnie** seconded the motion.

Vote 5-0 In Favor

5. Will not result in significant fire danger;

Dave asked the applicant if he was able to chase down the fire chief.

Wayne stated no I have not I will be picking up my fire extinguishers this week and will then contact the chief.

Dave we will make it a condition of approval that you provide us with a copy of the report from the fire department.

Adam motioned that provided the board receives the form from the fire department this condition will have been met, **Andy** seconded the motion.

Aaron suggested that any recommendations made by the fire department will be met.

Adam agreed and amended his motion to include this language, **Andy** seconded the amendment and the amended motion was voted.

Vote 5-0 In Favor

6. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion;

Ronnie motioned and **Adam** seconded the motion that based on the information provided by the applicant this condition has been met.

Vote 5-0 In Favor

7. Will not create a safety hazard because of inadequate access to the site, or to the buildings on the site, for emergency vehicles;

Ronnie motioned and **Adam** seconded the motion that based on the information provided by the applicant and information gathered at the site walk this condition has been met.

Vote 5-0 In Favor

8. Will not create hazards to motorists traveling on adjacent public streets, is adequate to the safety of occupants or users of the site and will not damage the value and diminish the usability of adjacent properties;

Dave asked if Wayne has exterior lighting.

Wayne stated he has an entry light and motion lights on the building.

Dave asked if he planned any lighted signage.

Wayne stated no none planned.

Ronnie motioned and **Adam** seconded the motion that based on the information provided by the applicant this condition has been met.

Vote 5-0 In Favor

9. Makes provisions for buffers and on-site landscaping, which provides adequate protection to neighboring properties from detrimental features of the development;

Adam motioned and **Ronnie** seconded the motion that based on discussions with the applicant this condition has been met.

Vote 5-0 In Favor

10. Makes provisions for vehicular loading and unloading and parking for vehicular and pedestrian circulation on the site and onto adjacent public streets which neither create hazards to safety nor impose significant burdens on public facilities;

Adam motioned and **Ronnie** seconded the motion that based on the site walk this condition has been met.

Vote 5-0 In Favor

11. Makes adequate provision for disposal of wastewater or solid waste and for the prevention of ground or surface water contamination;

Dave stated that there were no facilities like sinks or bathrooms.

Wayne agreed and stated that in previous shops anything like paint thinners were stored in a 5-gallon container and picked up by Clean Harbor or Waste Management.

Ronnie motioned and **Adam** seconded the motion that based on information provided this condition has been met.

Vote 5-0 In Favor

12. Makes adequate provision to control erosion or sedimentation;

Adam motioned and **Ronnie** seconded the motion this condition has been met.

Vote 5-0 In Favor

13. Makes adequate provision to handle storm water run-off and other drainage problems on the site;

Ronnie motioned and **Adam** seconded the motion that based on information provided by the applicant this condition has been met.

Vote 5-0 In Favor

14. Provides for a water supply that will meet the demands of the proposed use;

Adam motioned and **Ronnie** seconded the motion that this is N/A.

Vote 5-0 In Favor

15. Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State law;

Ronnie motioned and **Adam** seconded the motion that based on the information provided this condition has been met.

Vote 5-0 In Favor

16. Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat, which could be avoided by reasonable modification of the plan;

Ronnie motioned and **Adam** seconded the motion that based on the information provided and the site walk this condition has been met.

Vote 5-0 In Favor

Dave read Sections 7 C, D and E and asked if any special conditions were to be added to the permit and hearing none for a final motion.

Ronnie motioned and **Adam** seconded the motion that based on the Review the applicant has met all the requirements and grant this conditional use permit.

Vote 5-0 In Favor

SPECIFIC CONDITIONS OF APPROVAL: Provided the Fire/EMA Form is signed by the fire chief and any conditions required by the form are fulfilled.

Dave stated that when Wayne receives the Fire/EMA form signed he should get it to either himself or the secretary.

REMINDERS:

The next regular meeting of the board will be held on May 21st at 7:00

After a brief discussion it was decided to hold a Workshop on Monday May 7th at 7:00 PM to discuss Private Driveway and Public and Private Roads, they will review the information discussed at the public hearing for those proposals in December 2010.

Having no more business to come before the board **Adam** motioned and **Ronnie** seconded the motion to adjourn the meeting.

Vote 5-0 In Favor

Respectfully submitted,

Joanne L. Andrews