

**Town of Veazie Planning Board
Meeting Minutes**

4 October 2011

Call to Order : 7:00 PM at Fletcher Municipal Building Council Chambers

Present : Board members C. Cronan (Chair), S. Malis-Andersen, K. Carr, K. Tableman ; and J. Manter (recorder of minutes); Town Officials Tom Russell (Town Attorney); and private citizens Michelle DuMoulin, Cheryl Shorey and Rosie Miele (Applicants).

Minutes : 13 September – moved: K. Tableman; seconded: S. Malis-Andersen; voted: 4 – 0 (K. Carr abstained as he didn't attend that meeting).

1) Completion Review: Site Plan Application for Gerry's Used Cars, 1201 State St., (Map 1/Lot 15); Used Car Lot.

The application was found to be complete with these items having been provided –

- need for number & dimensions of allowed parking spaces on the lot (22 sale vehicles)
- landscape buffer – (60 – 80 yards of vegetation screen 10' tall)
- interior use
- deed (land owner has signed the application – making this requirement redundant)
- limit of one (1) sign – wooden sign to be replaced with illuminated version illustrated
- lighting – description including low wattage and down-ward pointing beam
- letter from Orono-Veazie Water District, and
- letter from Police Chief.

K. Tableman moved, K. Carr seconded a motion to accept the application as complete, voted 5 – 0.

2) Public Hearing: Gerry Marshall & Representatives Site Plan Review; Used Car Lot; 1201 State St.; (map 01/ lot 15).

Hearing called to order: 7:11 PM. No public in attendance.

These items discussed with the applicants –

- roof repair
- clean-up of site
- parking allowance for 22 sale vehicles, with allowances for a “Grand Opening” week
- signage – wooden sign to be replaced with illuminated version, with lighting per the Land Use Ordinance requirements.

Hearing closed at 7:19 PM.

3) Deliberation & Decision: Site Plan for Gerry's Used Cars, 1201 State St.

Moved: by C. Cronan; seconded by K. Carr to approve with the following conditions –

- “Knock Box” per requirements of Fire Dept. installed within four (4) weeks
- clean up of lot
- 60 – 80 yard vegetation buffer reaching 10' – 15' in height paralleling May St. from the corner of the structure

3) Deliberation & Decision (cont'd.)

conditions –

- normal parking density of sales vehicles not to exceed twenty two (22) cars (“Grand Opening” exempted from this requirement for seven (7) days)
- initial wooden sign to be replaced by illuminated sign at owner’s discretion.

Voted: 5 – 0.

A discussion on public notification ensued and J. Manter will look into this matter. The Town Attorney will be consulted regarding requirements.

Next Meeting:

4) Revisions to Land Use Ordinance: Discussion of Amendments to Open Space requirements Sections & re-set of Public Hearing.

The Board noted and discussed –

- a review of the proposed revisions to the original proposal
- summary of Comprehensive Plan and provisions on Open Space
- cluster subdivision requirements – “voluntary” allowance
- goals & purposes in Land Use Ordinance not to be considered review standards
- Chm. Cronan will provide an updated draft of the revisions.

Further discussion was postponed until the updated Draft is available.

5) Proposed Revisions to the Land Use Ordinance: Timber Harvesting

After a discussion on the requirements it was the consensus of the Board to table further action on this matter,

Adjourned: 8:27 PM.

Respectfully submitted,


J. Manter

Minutes approved on meeting date: 10-25-2011

Moved: KEVIN CARR

Seconded: KENT TABLEMAN

Voted: 5-0