

**Town of Veazie Planning Board**  
**Meeting Minutes**  
4 November 2013

Call to Order: 7:02 PM at the Veazie Community School Assembly Room, 1040 School St.

Present : Board members C. Cronan (Chair), K. Tableman (arrived 7:05 PM) , S. Malis-Andersen, and J. Manter (recorder of minutes).

Members of the Public: Town Councilors Robert Rice, Karen Walker, and Tammy Perry; Applicants Brandon & Chuck Lawrence and Randy Bragg (Trade Winds Development); Town Mgr. Mark Leonard; Citizens William Reed, Andy Brown and Ron Rideout.

Minutes: 7 October 2013 – Moved to accept as presented, with correction to add a change to 4) “public services” to “public sewers”, and add “traffic impacts”; S. Malis-Andersen; Seconded: C. Cronan; Voted: 4 – 0.

**1) Completion Review - Redevelopment of 1215 State St. by Tradewinds Development**

These following items from the checklist reviewed & discussed by the Board, referring to presentations from the applicants:

Fees – public notice/abutters’ notification

Deed – proof of ownership

List of neighbors

Location map

Dimensions/district (C-1)

Structures/easements/driveways

Topography

Storm water

Valuation

Tax map/lot #s

Site map

Utilities

Parking/loading

Lighting.

Signage

Interior use

Building plans

Valuation

Landscaping/buffers/screens

Erosion/sedimentation plan

Declaration

Fire protection

Technical/financial capacity

Photos

Taxes/assessments

DEP permit

Inspection authorization

Moved to find the application complete with the exception of

- Deed (to be provided)

- Abutting neighbor notification list (to be provided)

- Technical/financial capacity (to be provided:

J. Manter; seconded: S. Malis-Andersen; voted: 4 – 0.

(The absence of CEO J. Larson, who would have received these materials and distributed these to the Board, partially explains the missing documents).

## **2) Public Hearing – Tradewinds Development – 1215 State Street Filling Station & Convenience Store**

Chm. Cronan explained the Public Hearing procedures and opened the hearing at 7:40 PM. The applicant's representative, Randy Bragg, made a brief presentation, noting:

- 3500 sq. ft. wood-framed structure
- dangerous intersections closed, with entrances from State St. & May St.
- 12' – 15' access lane
- 2 gas pumps
- pilon sign at intersection
- re-use of existing utilities
- lighting sited on proposed building
- opening by May 1<sup>st</sup> (tentative)
- negotiation w/Dunkin' Donuts.

### **Public Comments & Questions –**

- Tammy Perry (Town Council Chair) – glad to hear about Dunkin' Donuts(!)
  - Letter from Fire Chief? (Yes – M. Leonard)
- Andy Brown, 1233 State St., - impact on neighborhood positive
  - received public copy of application materials
- Board members – no further questions.

Chm. Cronan closed the Public Hearing & proceeded to Planning Board deliberation at 7:50 PM.

## **3) Deliberations & Decision**

Findings of Fact for application on 1215 State Street:

J. Manter went through the standards in the Land Use Ordinance. The consensus of the Planning Board members is that, with exceptions to be noted in the approval, these standards have been met by the applicants.

Decision:

.Motion – to approve the application as presented to the Planning Board, conditioned upon the applicants addressing these following requirements directly with CEO J. Larson

- Town possession of Deed document to 1215 State St. property
  - verification of neighbors w/in 500' of site have been notified
  - signage acceptable to the standards of the Land Use Ordinance provided
  - building plans developed appropriately
  - Storm water concerns are mitigated properly: C. Cronan; seconded: K. Tableman;
- voted: 4 – 0.

### **Other Business:**

The Planning Board has been invited to a Town Council meeting (12 Nov.). the Board will discuss these following items at this meeting:

- Comprehensive Plan (Bill Reed addressed the Board on Comprehensive Planning)
- new Storm Water Ordinance
- Open Space requirements.

**Next meeting:** Dec. 2nd.

**Adjourned:** 8:22 PM.

**Moved:** C. Cronan.

**Seconded:** S. Malis-Anderson **Voted:** 4-0 to approve  
as presented ..

**Respectfully Submitted,**

**J. Manter**

