

Meeting Speaker Data

Planning Board Meeting

Date: N/A

Speakers: Arnaud Lessard , AJ Koch, Applicant, Janine Laveway, Scott Giroux, Dianne Reynolds

00:00:00.25 - Arnaud Lessard

A lot of

00:02:28.55 - Arnaud Lessard

Bye

00:04:05.26 - Arnaud Lessard

You want

00:04:07.14 - Arnaud Lessard

you

00:04:08.56 - Arnaud Lessard

You guys

00:04:10.31 - Arnaud Lessard

OK

00:04:16.10 - Arnaud Lessard

OK the time is 6 o'clock

00:04:19.21 - Arnaud Lessard

Monday March 9 2026 I'd like to call this meeting to order Sears Court Planning Board

00:04:25.85 - Arnaud Lessard

Mm

00:04:27.35 - Arnaud Lessard

We will take a roll call uh to ensure that we have a quorum

00:04:32.30 - Arnaud Lessard

Arno Lasar is present

00:04:35.75 - Arnaud Lessard

And Chief Coach present you're not sorry to hear You're welcome

00:04:41.96 - Arnaud Lessard

Cameras on

00:04:51.58 - Arnaud Lessard

Just kidding

00:04:53.32 - Arnaud Lessard

OK AJ is cousin again

00:04:57.55 - Arnaud Lessard

Right OK you're testing right now

00:05:01.02 - AJ Koch

Usually they don't

00:05:01.91 - Arnaud Lessard

don't

00:05:05.01 - Arnaud Lessard

Travel Services president Jim Litaway James Garrett and Diane Reynolds are all present um and Scott is here We do have a quorum to proceed

00:05:21.03 - Arnaud Lessard

Uh the voting members would be myself AJ um

00:05:25.86 - Arnaud Lessard

Travis and yourself

00:05:28.98 - Arnaud Lessard

the 4 the voting members

00:05:31.55 - Arnaud Lessard

Do we want to move

00:05:32.54 - AJ Koch

move

00:05:33.67 - AJ Koch

Uh James upu voting member for tonight

00:05:36.64 - Arnaud Lessard

yes

00:05:37.98 - Arnaud Lessard

We should do that

00:05:39.70 - AJ Koch

Very good

00:05:40.15 - Arnaud Lessard

good

00:05:49.66 - AJ Koch

Great

00:05:52.32 - Arnaud Lessard

Uh we have a copy of the agenda in front of us Do we have any adjustments to tonight's agenda to be made

00:06:03.88 - AJ Koch

I'll make a motion to accept the agenda as presented

00:06:07.21 - Arnaud Lessard

All in favor

00:06:14.10 - Arnaud Lessard

OK we have a copy of February 9 2026 minutes

00:06:18.85 - Arnaud Lessard

Um you'll have an opportunity to review those minutes

00:06:24.74 - Arnaud Lessard

And will we accept the minutes as is or do we have any adjustments to those minutes

00:06:32.21 - Arnaud Lessard

To accept as is I will second that All in favor

00:06:36.80 - Arnaud Lessard

I

00:06:38.56 - Arnaud Lessard

Thank you very much

00:06:43.35 - Arnaud Lessard

Very good

00:06:45.08 - Arnaud Lessard

OK we have an application uh in front of us tonight public hearing with Mary Lebinsky uh to business at Discovery Made Maine

00:06:54.10 - Arnaud Lessard

And so we have a full application here

00:06:59.37 - Arnaud Lessard

Do we have a copy all permits were paid for this Scott

00:07:19.75 - Arnaud Lessard

Very good

00:07:23.40 - Arnaud Lessard

Copy that Yeah Very good Thank you All right um shall we take a motion that this is an allowed use

00:07:33.86 - Arnaud Lessard

OK OK

00:07:35.82 - AJ Koch

Open the public here

00:07:36.63 - Arnaud Lessard

here

00:07:46.52 - Arnaud Lessard

Yeah

00:07:52.24 - Arnaud Lessard

Yeah

00:08:07.02 - Arnaud Lessard

Not yet 2nd 2nd all in favor

00:08:19.29 - Arnaud Lessard

Let's make this

00:08:23.35 - Arnaud Lessard

Paul in favor

00:08:31.58 - Arnaud Lessard

I did see that

00:08:33.67 - Arnaud Lessard

So

00:08:36.69 - Arnaud Lessard

I favor

00:08:40.36 - Arnaud Lessard

And we did disclose that the application fees have been paid

00:08:49.45 - Arnaud Lessard

Motion to open the public hearing Second that at 6:05 605 Thank you

00:09:01.71 - Arnaud Lessard

There it is

00:09:05.68 - Applicant

Hello my name is Mary Kate Rubinski and I'm applying to open a restaurant a Deli Cafe in downtown Searsport

00:09:14.81 - Arnaud Lessard

Thank you

00:09:18.32 - Applicant

Thank you for having me here tonight Um this is the first time that I've been in front of you so I appreciate you taking the time to hear me out

00:09:29.39 - Applicant

Are there any questions

00:09:30.36 - Arnaud Lessard

questions So we have a checklist for site review that we're gonna go down Uh I know that there's already been a lot of pre-work here and so we need to systematically go through each one of these items on that checklist just to make sure that we're all on the same page um as a board um

00:09:47.77 - Arnaud Lessard

So some of this might sound redundant and you know these are things that you've already answered and asked so but we just need to go through all of them for formality's sake um

00:09:58.86 - AJ Koch

what do you what do you plan to do What's your scope of

00:10:02.83 - AJ Koch

So

00:10:04.56 - Applicant

so the entire plan is to open a New York style deli and cafe so sandwiches soups salads things like that um pastrami sandwiches corned beef Reubens things that you would typically find in a New York in a New York diner um and then have an evening cocktail bar

00:10:21.44 - Applicant

With small plates um to be determined as what those small plates are going to be but what would fit in the qualifications for having a liquor license

00:10:32.23 - Applicant

Uh we look to be open sometime between the hours of 7:00 a.m. to 10:00 p.m. running three services We may not start out running those three services immediately but um we're definitely going to start out with lunch

00:10:45.88 - Applicant

And then probably the cocktail bar as well assuming we get our liquor license

00:10:51.78 - AJ Koch

So is this just uh

00:10:54.18 - AJ Koch

You're running Sunday through Saturday so 7 days a week

00:10:57.81 - Applicant

We're going to be open from Thursday to Monday We're going to do Tuesdays and Wednesdays off

00:11:03.59 - Applicant

It may have said that we're going to do that in the original application I've changed that because there's going to need to be time for prep and

00:11:11.59 - Applicant

Breathing

00:11:51.81 - Applicant

I'd also like to say that we have done a walkthrough with the health inspector um so we did submit that application and the check for that so I don't have that with me unfortunately but we did start the process She's come through and done a pre-walkthrough with us so that we we know what we need to have done what we needed fixed what was OK anything like that but we weren't really sure So she just had to let us know when we're ready for the pre-opening

00:12:18.14 - Janine Laveway

OK great thank you

00:12:23.28 - Janine Laveway

And you're still doing the

00:12:24.29 - Arnaud Lessard

the 7 to 10:00 7:00 a.m. to 10:00 p.m.

00:12:27.08 - Applicant

Yes we're going to try to operate within those hours

00:12:38.40 - AJ Koch

I'm just looking through the lease

00:12:42.08 - AJ Koch

Your hood over the

00:12:45.38 - AJ Koch

Your cooking area has that been inspected We did have

00:12:50.31 - Applicant

have a main fire come out and there are some things that need to be done We need the scissor brackets replaced We need a micro switch

00:13:00.60 - Applicant

To go and connect with our electric fire panel

00:13:04.81 - Applicant

And we also needed a new cave fire extinguisher but everything else was all set

00:13:10.86 - AJ Koch

OK And has that been cleaned recently

00:13:12.60 - Applicant

recently Yes it's very very I don't think it was recently but they did it before they closed It's very clean

00:13:18.02 - AJ Koch

OK

00:14:00.06 - Arnaud Lessard

And what's the proposed seating occupancy

00:14:04.37 - Applicant

We're looking at about 20 to 30 seats

00:14:20.56 - Janine Laveway

Is there seating outdoors

00:14:32.46 - Arnaud Lessard

Those of you might remember the space in its prior use was uh operating as the Coastal Cafe

00:14:42.14 - Janine Laveway

Will you be utilizing the little takeout window that Patrick put in

00:14:46.55 - Applicant

I haven't

00:14:47.63 - Applicant

made that decision yet I think it would be a good idea but I am not really sure if that's going to be something that works for us yet OK

00:15:24.20 - Janine Laveway

Have you contacted the um Searsport Water District yet about that

00:15:31.57 - Janine Laveway

Is uh this water included in your lease

00:15:34.74 - Arnaud Lessard

um

00:15:36.72 - Scott Giroux

Yes and no

00:15:38.83 - Applicant

Is that oh so they're going to pay the landlord um its owner occupied the building so they're going to pay the water and then we're going to pay them a portion of the water I think it's 2/3 of the water from our usage

00:15:51.12 - Arnaud Lessard

OK OK

00:15:53.52 - Janine Laveway

So you're all set You don't I don't believe you have to contact the water district yourself because it's part

00:15:57.92 - Applicant

part of your lease It's part of the lease agreement yeah

00:16:00.79 - Arnaud Lessard

Is the restaurant sprinkled

00:16:02.67 - Arnaud Lessard

Is it sprinkled Is there a sprinkler system in place

00:16:05.92 - Dianne Reynolds

I don't believe so

00:16:07.78 - Arnaud Lessard

I I only ask because if it were uh that brings up a complete second separate account with

00:16:17.14 - Arnaud Lessard

For a lot of utilities

00:16:21.33 - Arnaud Lessard

If it's a water system

00:16:53.16 - Janine Laveway

And you've been before the historical Preservation commission and they've signed off their approval on your sign and then I was I think you should have it in your packets We have a place that we sign off um

00:17:07.72 - Janine Laveway

But if light is it going to be lighted what types what fixtures what hours It's not going to be OK

00:17:16.42 - Scott Giroux

Not why it says no

00:17:19.28 - Janine Laveway

Oh got it Sorry I missed that

00:17:22.13 - Arnaud Lessard

The state

00:18:15.35 - AJ Koch

Anything else as far as questions

00:18:18.82 - Arnaud Lessard

Any other questions for anyone

00:18:25.92 - AJ Koch

Did you have anything else you guys wanted to add or

00:18:28.81 - Arnaud Lessard

I I don't the next step

00:18:33.29 - Arnaud Lessard

Um from my experience of your next step is that

00:18:39.38 - Arnaud Lessard

You would need to go in

00:18:42.52 - Arnaud Lessard

The board of selectmen just to

00:18:45.61 - Arnaud Lessard

Nothing

00:18:46.73 - AJ Koch

for the for the liquor license it's just I think it's an online application um and then I think I did speak with the town manager today and where this is a new um business in town that will I think the board will probably have a um a public hearing on it right just basically what we're doing right now for people to come in and

00:19:11.28 - AJ Koch

Give whatever opinions they might have

00:19:16.64 - AJ Koch

It's just the the the application is on

00:19:20.04 - AJ Koch

And then the board yeah you know that's what we up right now

00:19:24.12 - Scott Giroux

Walmart

00:19:32.22 - Applicant

I'm looking at May I'd like to open as early as the middle of April but we set our planning date

00:19:37.23 - Applicant

date for May

00:19:43.76 - AJ Koch

If nobody has anything else I'll make a motion to close the public hearing at 6:16

00:19:47.49 - Arnaud Lessard

6:16 All in favor

00:19:54.29 - Janine Laveway

So now we if we we we go through the application now yeah so that's the public hearing is the is the portion where you speak but um then if you if we have any questions we will ask you as we go through this yes if you could stay here but you don't have to stand you can sit That's what I was trying to say

00:20:15.13 - Arnaud Lessard

Thanks

00:20:17.51 - Arnaud Lessard

She go to specific performance standards

00:20:22.87 - Arnaud Lessard

Uh that's

00:20:24.18 - Janine Laveway

cases

00:20:26.67 - Janine Laveway

Uh

00:20:28.41 - Arnaud Lessard

we go

00:20:52.15 - Janine Laveway

And these are the 18 standards that we have to take one by one and just say whether they apply or not and if they apply

00:21:01.04 - Janine Laveway

Other than that

00:21:02.66 - Arnaud Lessard

Or not met

00:21:06.50 - Arnaud Lessard

I'd like to make notion that preserving and enhancing landscape number one there's no change to that landscape

00:21:13.08 - Arnaud Lessard

2

00:21:14.53 - Arnaud Lessard

I'm

00:21:23.86 - Janine Laveway

So so did you motion that it doesn't apply

00:21:29.23 - Arnaud Lessard

relation of proposed buildings to environment I'd like to make a motion that

00:21:34.66 - Arnaud Lessard

Again that number 2 that doesn't that doesn't apply

00:21:39.08 - Arnaud Lessard

All in favor

00:21:44.71 - Arnaud Lessard

Number 3 vehicle access I make it

00:21:49.73 - Arnaud Lessard

Yeah all in favor

00:21:55.33 - Arnaud Lessard

Before parking and circulation

00:21:58.60 - Arnaud Lessard

It's been uh

00:22:00.46 - Arnaud Lessard

All in favor

00:22:05.28 - Arnaud Lessard

Number 5 surface water drainage

00:22:08.86 - AJ Koch

It's not applicable We're not changing anything

00:22:10.75 - Arnaud Lessard

anything

00:22:11.62 - Arnaud Lessard

The second part

00:22:13.75 - Arnaud Lessard

Don't favor

00:22:18.70 - Arnaud Lessard

Number 6 existing utilities I don't believe utilities have changed at all I'll make

00:22:23.67 - AJ Koch

make a motion It's been enough

00:22:24.63 - Arnaud Lessard

enough though

00:22:26.43 - Arnaud Lessard

All in favor

00:22:31.90 - Arnaud Lessard

Number 7 advertising features

00:22:35.51 - Arnaud Lessard

Approved their signage The signage has been approved by the historical Society I'd like to make a motion that's been met All in favor

00:22:46.71 - Arnaud Lessard

Number 8 special features of the development Uh I don't believe there are any new features to this development Um not applicable not applicable Is that good All in favor

00:23:03.47 - Arnaud Lessard

Number 9 exterior lighting Uh I believe that we've discussed that pertaining to the sign there's no lighting There's no lighting on the exterior facade of the building

00:23:15.60 - Arnaud Lessard

Yeah

00:23:16.86 - Arnaud Lessard

OK

00:23:20.14 - Arnaud Lessard

W7

00:23:25.11 - Arnaud Lessard

Number 10 emergency vehicle access

00:23:28.56 - Arnaud Lessard

I'd like to make motions has been met

00:23:31.17 - Arnaud Lessard

Hot

00:23:35.38 - Arnaud Lessard

Municipal services um

00:23:39.67 - Arnaud Lessard

I'd like to make a motion to submit

00:23:43.31 - Arnaud Lessard

In favor

00:23:46.25 - Arnaud Lessard

Number 12 water pollution Uh I'd like to make a motion that

00:23:51.63 - Arnaud Lessard

This is not applicable

00:23:53.32 - AJ Koch

2

00:23:54.18 - Arnaud Lessard

All in favor

00:24:00.00 - Arnaud Lessard

On-site water Let's make a notion that this has been met

00:24:04.14 - Arnaud Lessard

I favor

00:24:09.93 - Arnaud Lessard

Soil erosion

00:24:12.76 - AJ Koch

I think motion is not applicable

00:24:14.83 - Arnaud Lessard

I second that

00:24:16.69 - Arnaud Lessard

Oh

00:24:22.45 - Arnaud Lessard

Seage disposal uh that to make a motion that's been met because it's that town sewer

00:24:31.61 - Scott Giroux

That's you You keep hitting

00:24:39.37 - Scott Giroux

I

00:24:41.44 - Arnaud Lessard

It's a girl

00:24:46.69 - Arnaud Lessard

Uh number 16 adverse effects

00:24:50.90 - AJ Koch

I'll make a motion that's not applicable I'll say that

00:24:54.19 - Arnaud Lessard

All in favor

00:24:58.62 - Arnaud Lessard

Number 17 financial capacity

00:25:01.35 - AJ Koch

Make the motions

00:25:02.93 - AJ Koch

Excuse me it's been

00:25:05.30 - Arnaud Lessard

All in favor

00:25:09.26 - Arnaud Lessard

And lastly air quality

00:25:12.08 - Scott Giroux

On

00:25:13.20 - Arnaud Lessard

one of 4 rooms

00:25:17.72 - Arnaud Lessard

Second time

00:25:19.32 - Arnaud Lessard

All in favor

00:25:21.99 - Arnaud Lessard

OK

00:25:27.04 - Arnaud Lessard

I'd like to make a motion that all applicable performance standards have been met All in favor

00:25:43.89 - Arnaud Lessard

I'd like to uh

00:25:46.35 - Arnaud Lessard

To state that I think you have a very nice time

00:25:53.91 - Arnaud Lessard

Enhance

00:25:55.77 - AJ Koch

it and this will be square to the front

00:25:59.26 - AJ Koch

The rest of us it'll it'll be hanging from the front of the building with the same same bracket

00:26:02.66 - Scott Giroux

bracket the same bracket

00:26:04.83 - Arnaud Lessard

bracket that OK

00:26:06.27 - AJ Koch

OK

00:26:12.76 - Arnaud Lessard

Me

00:26:15.33 - Arnaud Lessard

Yeah yeah

00:26:18.87 - AJ Koch

I'll make a motion to accept the sign for it

00:26:21.92 - Arnaud Lessard

I'll second that motion

00:26:24.17 - Arnaud Lessard

All in favor

00:26:37.76 - AJ Koch

I'll make a motion that the application is complete and approved without conditions

00:26:43.54 - Arnaud Lessard

On there

00:26:48.75 - Arnaud Lessard

Thank you

00:27:03.58 - Arnaud Lessard

Of the

00:27:23.09 - Arnaud Lessard

Have a nice evening

00:27:38.85 - Arnaud Lessard

Thanks Jimmy

00:27:54.51 - Arnaud Lessard

Yeah

00:28:02.42 - Arnaud Lessard

Yes

00:28:09.81 - Scott Giroux

Sure

00:28:14.08 - Scott Giroux

Yeah I guess

00:28:15.73 - Scott Giroux

You have any samples over there

00:28:17.78 - Arnaud Lessard

No not Trust me she knows what she's doing She's been cooking in my restaurant for the last year

00:28:23.73 - Arnaud Lessard

but over

00:28:24.53 - Scott Giroux

Yeah she's got some uh uh some corned beef uh sandwich and some Cuban stuff going on so I see that yeah I see uh yeah I was salivating

00:28:36.96 - Scott Giroux

Oh Briscoe

00:28:40.60 - Scott Giroux

That sounds good

00:28:45.70 - Scott Giroux

And she kind of got me a half pound of smoked brisket

00:29:17.72 - Arnaud Lessard

From surgeon

00:29:20.20 - Arnaud Lessard

please

00:29:21.53 - Arnaud Lessard

Mhm

00:29:22.64 - Arnaud Lessard

Yeah

00:29:28.10 - Scott Giroux

Did you say

00:29:31.64 - Arnaud Lessard

for

00:29:37.89 - Arnaud Lessard

I

00:29:42.22 - Arnaud Lessard

They just had a smorgasbord

00:29:47.25 - Arnaud Lessard

No that's

00:29:52.34 - Arnaud Lessard

understand

00:29:57.65 - Arnaud Lessard

OK

00:30:00.14 - Janine Laveway

it should be done OK

00:30:01.23 - Arnaud Lessard

thanks

00:30:02.45 - Arnaud Lessard

just

00:30:04.28 - Janine Laveway

please

00:30:06.63 - Janine Laveway

That's part of the

00:30:07.52 - Arnaud Lessard

the

00:30:12.20 - Arnaud Lessard

That works

00:30:32.37 - Arnaud Lessard

Awesome yeah

00:30:34.68 - Arnaud Lessard

Yep

00:30:52.79 - Arnaud Lessard

OK moving on um

00:30:56.31 - Arnaud Lessard

or business

00:30:59.56 - Arnaud Lessard

I know that we were um discussing ordinance review um I still need more time to complete that process

00:31:08.01 - Arnaud Lessard

And

00:31:10.13 - Arnaud Lessard

Initiated our last meeting

00:31:12.63 - Arnaud Lessard

So I'll follow up with you on that in our next meeting

00:31:20.56 - Janine Laveway

Which ordinance were you looking at

00:31:22.65 - AJ Koch

I think we were looking at the subdivision and with what

00:31:27.83 - AJ Koch

Not trying to steal IO's funding but I just I looked at the um

00:31:33.44 - AJ Koch

The packet that we were given you know compared to our subdivision ordinance and it seemed like there wasn't a whole lot of discrepancies between the two

00:31:43.41 - AJ Koch

Um other than what we've put in there

00:31:46.97 - AJ Koch

own uses

00:31:51.47 - AJ Koch

So if anybody else had to say

00:31:55.61 - AJ Koch

Compared

00:32:03.83 - Arnaud Lessard

Uh I don't know

00:32:13.00 - Scott Giroux

Wasn't at the meeting the last meeting so

00:32:16.20 - Scott Giroux

Um

00:32:17.71 - Scott Giroux

The concerns with the subject of the ordinance

00:32:21.74 - Arnaud Lessard

What we were discussing is that there's been an update from the state level

00:32:26.97 - Arnaud Lessard

And we wanted to make sure that all of the verbiage

00:32:31.35 - Arnaud Lessard

The state level

00:32:33.42 - Arnaud Lessard

With the subdivisions

00:32:36.06 - Scott Giroux

What do you know what the year that was

00:32:38.36 - Scott Giroux

those updates

00:32:41.93 - Arnaud Lessard

this is what

00:32:45.75 - Janine Laveway

The state just recommends that you

00:32:51.02 - Janine Laveway

The state

00:32:53.42 - Janine Laveway

Sorry the state recommends that municipalities just review their subdivisions annually just to against what the state has done with legislation just to make sure ours uh is up to

00:33:08.09 - Janine Laveway

Where it should be as guidelines change

00:33:12.67 - Janine Laveway

So it's basically a review

00:33:17.20 - Scott Giroux

Was there was there anything specific

00:33:20.76 - Scott Giroux

That you were looking at or just in general

00:33:22.98 - Arnaud Lessard

Generally speaking we just wanted to make sure that

00:33:28.18 - Arnaud Lessard

Verbiage and language was was a par as was the step And so I I I had mentioned our last meeting I review that I unfortunately hadn't

00:33:35.80 - Arnaud Lessard

I've done that thus far AJ mentioned that he did review the document

00:33:40.79 - Arnaud Lessard

Didn't see

00:33:41.68 - Arnaud Lessard

anything glaring

00:33:45.42 - AJ Koch

And and I think Scott the only thing that I was and again I'm I'm being a little self-serving when I say this

00:33:52.56 - AJ Koch

You know looking at

00:33:54.34 - AJ Koch

You know the water supply aspect and you know the fire protection part of this I mean we've got

00:34:02.41 - AJ Koch

You know we've got a fairly large subdivision in town It's got some fairly expensive homes

00:34:08.35 - AJ Koch

You know large expensive homes and that kind of

00:34:12.52 - AJ Koch

You know from my perspective puts a challenge on

00:34:17.18 - AJ Koch

On us

00:34:18.86 - AJ Koch

You know not that it's anything outside of our out of our purview but you know if we had been

00:34:26.54 - AJ Koch

Enforce something to the developer to say you need to put

00:34:32.77 - AJ Koch

you know big in-ground vault or you need to extend the water mains into that area you know for fire protection

00:34:42.40 - AJ Koch

You know and I mean as you know there's not very many big parcels parcels of land at this end of town that are reasonably close to the hydrant system

00:34:51.90 - AJ Koch

You know and the further up we go the further away from the hydrant system we get and then we start trucking water and you know unfortunately a lot of the departments around are facing the same problems you know trying to get people

00:35:06.88 - AJ Koch

You know if you've got if you have to commit somebody to hauling water back and forth then that's

00:35:11.82 - AJ Koch

You know it slows things down It's more people that you're losing you know if we had

00:35:17.73 - AJ Koch

You know uh

00:35:19.58 - AJ Koch

You know if if we had something on site or a lot closer so we needed to use fewer trucks to haul water

00:35:26.56 - AJ Koch

You know that's kind of my thing is I'd like to be able to have it so it's not

00:35:32.76 - AJ Koch

An afterthought yeah or that it's I mean not necessarily that that I want to burden developers with a more expensive project but at the same point

00:35:42.35 - AJ Koch

Have a have a little more teeth in it for us so that we can say

00:35:47.44 - AJ Koch

You know look let's try to make this safer for your people that are going to be potentially living there And it it'll lower their insurance rates as well because their water source is closer Right To where

00:36:01.53 - Scott Giroux

Um like uh ponds and stuff like that like holding ponds are those unacceptable

00:36:07.06 - AJ Koch

You you can use holding ponds Um I think you know like an in-ground vault no it's not

00:36:13.70 - AJ Koch

You know financially feasibly yeah um

00:36:19.53 - AJ Koch

But I you know a lot of people a lot of places you know the ground conditions might not be conducive to dig upon and how to hold water

00:36:46.18 - AJ Koch

And I guess the fall you know it might not be

00:36:49.76 - AJ Koch

If you've got

00:36:52.45 - AJ Koch

You know two large parcels of land that are abutting each other and you're going a development on each one you know maybe not each one would have to have its own water source as long as there's one reasonably close

00:37:07.69 - AJ Koch

You know we we do have some places around town that we can

00:37:11.28 - AJ Koch

Pour water from that is that aren't the hydrant system

00:37:16.66 - AJ Koch

But you know obviously last summer being as dry as it was those places were

00:37:21.72 - AJ Koch

Fewer and further between as far as reliability and the amount of water that was still sitting in

00:37:32.91 - Scott Giroux

Oh yeah I mean you know

00:37:35.31 - Scott Giroux

You know you

00:37:36.88 - Scott Giroux

Code enforcement officer's report Things are a little slow right now so I don't mind reading stuff

00:37:45.17 - Scott Giroux

I'm making notes

00:37:52.23 - Arnaud Lessard

Good

00:37:55.68 - Arnaud Lessard

Thank you

00:37:57.22 - Arnaud Lessard

Should we move on to any new business

00:38:02.75 - Arnaud Lessard

Update deadlines for applications

00:38:05.47 - Janine Laveway

So we tweaked this form that you have twice now We tweaked the dates that completed packets are due because the deadline for getting it in the newspaper is 4 o'clock on Friday

00:38:21.21 - Janine Laveway

And so it opened it up If we did it to Wednesday it was so we were missing it Our deadline was Monday and we should have had it Friday to meet that 10 days So we've done the best it's been in the papers and posted but by moving the these are all Wednesdays now and that coincides with Scott being in the office that day which works well

00:38:44.03 - Janine Laveway

And then close of business on Wednesday that gives me Thursday and Friday to get there's a process getting that into the papers and approved So that's why these dates have changed take the pressure off

00:38:57.34 - Arnaud Lessard

Thank you

00:39:03.46 - Arnaud Lessard

Any other business to discuss

00:39:09.55 - Arnaud Lessard

OK

00:39:10.84 - Arnaud Lessard

Code enforcement officer's report

00:39:12.93 - Scott Giroux

Yeah um you know like I said it's been pretty slow this month

00:39:17.22 - Scott Giroux

The of

00:39:18.98 - Scott Giroux

Um like 6 permits that have come through 3 of them were solar

00:39:24.05 - Scott Giroux

Kind of cool but um so that's been pretty easy Uh we do have um

00:39:29.35 - Scott Giroux

Uh someone should have their stuff together for next month's um meeting Uh Buzz uh I don't know if everybody knows Buzzy Buzz Brizzoni he's um looking to open a bar in the uh place in between Hay Sailor and H&H Mercantile

00:39:48.63 - Scott Giroux

He's got a plan to put a little bar in there and have some seating out back

00:39:53.16 - Scott Giroux

Um so that application would be

00:39:56.11 - Scott Giroux

Next month

00:39:57.87 - Scott Giroux

And other than that yeah just you know cleaning the office filing stuff from you know 67 years ago

00:40:07.04 - Scott Giroux

Yeah and yeah just getting things organized and um I did write I uh I think it was in the town yeah when he was at the town meeting I did um some

00:40:19.22 - Scott Giroux

Changes to the solar ordinance because of

00:40:24.20 - Scott Giroux

Improvements in technology

00:40:26.42 - Scott Giroux

Years you can get a lot more

00:40:28.55 - Scott Giroux

Uh megawatts per square foot now so we had a

00:40:33.25 - Scott Giroux

Someone make an inquiry about a 1 meg

00:40:36.30 - Scott Giroux

Um solar farm uh just off

00:40:40.51 - Scott Giroux

Um Turnpike Road or not not the turnpike road the um

00:40:47.29 - Scott Giroux

Uh so some

00:40:50.95 - Scott Giroux

That way Um and you know they were they were quibbling over um about 300 square feet but it was a meg um

00:41:00.84 - Scott Giroux

And one bag

00:41:02.87 - Scott Giroux

Plant and like well you're still gonna get charged for the large one sorry But it would it would have been a lot clearer if it was the 30,000 instead of the 40,000 square feet And then I also wrote an ordinance for the um uh battery energy storage systems

00:41:21.35 - Scott Giroux

There haven't been any inquiries about that but they're probably coming You know we have um places in Searsport you know where we have these large solar systems and we have the transfer stations nearby so it would make sense that someone's gonna try to put it out

00:41:37.42 - Scott Giroux

Large um solar uh battery energy systems somewhere at some point maybe not but I'd rather be at

00:41:46.12 - Scott Giroux

scrambling behind it

00:41:48.48 - Scott Giroux

like that situation

00:41:50.66 - Scott Giroux

I don't do good at

00:41:52.53 - Arnaud Lessard

Have you

00:41:53.76 - Janine Laveway

So those warren articles were as James explained passed over for I think I believe he called it an administrative error Wasn't really an error The ordinances all our large ordinances subdivision land use site plan solar any that are new since I believe 2018 the provision was put in there by the planning board that they

00:42:17.99 - Janine Laveway

That they do have to come before the changes can only be done through the planning board The select board can do it but it's to the planning board There needs to be a public hearing It's it's it's in a lot of those and I know it was talked about at town meeting that maybe that shouldn't happen anymore but I feel like the planning

00:42:35.91 - Janine Laveway

Board is the gatekeeper for those ordinances and I feel like uh George did a lot of work to get that language in ordinances and one of the most important ones to me is that it's done at the annual town meeting and not at special town meetings and that was to avoid um a special interest group bringing 1 dozen people to a special town meeting that typically has fewer than 8 people and having things passed It's kind of like our checks and balances

00:43:06.31 - Janine Laveway

So I'm not sure where any of that's gonna go but um

00:43:09.32 - Scott Giroux

I I will admit I don't understand the process I haven't seen it written down I'm not sure exactly how that's supposed to go um you know I know how to write an ordinance I don't know how to make it

00:43:22.76 - Janine Laveway

and it's not to find this isn't to find fault and we um you're doing a great job and that work needs to be done But if someone should come before if an application should come before us

00:43:34.92 - Janine Laveway

We do have the ability to grant waivers based on the work that Scott's doing the research

00:43:41.94 - Janine Laveway

Any of the ordinances that we're getting ready to present to the next annual town meeting in 207 So we

00:43:49.53 - Janine Laveway

We have that ability

00:43:52.97 - Scott Giroux

Yeah I I I had you know I had some conversations with James about it um you know I I gave it to him He's like Yeah let me put that on the ordinance and and somewhere it changed and I don't I'm you know I'm starting to understand it but I don't have a good enough understanding of the process to explain it to you you know So that's probably something you just need to discuss with James and you know he it made sense when he was saying it but you know when I walked away it did it didn't stick

00:44:17.98 - Scott Giroux

stick

00:44:18.30 - Janine Laveway

Yeah it's OK no worries

00:44:21.78 - Scott Giroux

like yeah there's just something

00:44:24.32 - Scott Giroux

This is all new to me

00:44:25.86 - Scott Giroux

You know if it was a business

00:44:26.95 - Janine Laveway

it would

00:44:27.07 - Scott Giroux

would have been done

00:44:27.83 - Janine Laveway

Yeah well thanks for thanks for the work that you're doing It's it's very important work yep

00:44:34.30 - Dianne Reynolds

Do we have an update on the uh the sauna Did they end up meeting the expectations or

00:44:42.59 - Janine Laveway

that was my I have a list those exact that's a good question

00:44:46.19 - Scott Giroux

I believe so yeah James James said it was good to go that um I think the select board talked about it and I think they changed the parking organs or they changed the board They haven't done that yet

00:44:58.51 - Janine Laveway

No they haven't come before the select board

00:45:00.25 - Janine Laveway

board

00:45:03.10 - Scott Giroux

Um they

00:45:04.75 - Janine Laveway

the applicant I

00:45:06.22 - Scott Giroux

I don't think they needed to I think James James was going to talk to the select board about it

00:45:12.95 - Scott Giroux

I haven't I haven't followed up on it James James said we were good to go and and

00:45:17.98 - Scott Giroux

They've been down there a little while I think but I don't think they've yeah I don't know Honestly I don't know

00:45:27.63 - Janine Laveway

Well

00:45:28.41 - Scott Giroux

um the last I heard you know James was gonna bring that before

00:45:32.42 - Janine Laveway

yeah

00:45:32.60 - Janine Laveway

and I don't believe that it happened and but they operated anyway the entire Valentine's Day weekend and um

00:45:41.09 - Janine Laveway

It takes a it takes a change in the parking ordinance which the select board has the authority to do They can do parking They can do yeah there are some that they can do outside of the planning board's purview but I don't believe that happened So should they

00:45:58.95 - Janine Laveway

Set the shop up again that would be in violation of their

00:46:03.49 - Janine Laveway

Do they you you didn't issue their um permit to operate did you because we made it conditional on the select board changing the parking ordinance

00:46:13.18 - Arnaud Lessard

2 years as road commissioner

00:46:17.06 - Arnaud Lessard

They put that in the motion stated

00:46:22.70 - Arnaud Lessard

So the way it stood without a waiver from the sled court because he was the one who did not sign off on it

00:46:29.79 - AJ Koch

So I think what my motion was when I for that condition was that they could operate in the roadway as long as

00:46:40.62 - AJ Koch

You know operating in the roadway meaning the the trailer in the roadway in parking their driveway right but if that they had to operate either in the driveway or out on the water side of the house unless they got a waiver from the board to be able to operate in the road So if they didn't get that waiver they can't be operating in the road and

00:47:01.59 - Janine Laveway

and they did not get permission to use Mossman Park for parking but they did the entire

00:47:06.67 - Arnaud Lessard

entire weekend

00:47:08.60 - Arnaud Lessard

Violation I mean that because

00:47:11.61 - AJ Koch

yeah because the park said I mean uh denied them right it was very clear

00:47:16.61 - Dianne Reynolds

clear that they did not want them parking in it

00:47:19.19 - Arnaud Lessard

OK

00:47:20.51 - Arnaud Lessard

Um

00:47:21.87 - Arnaud Lessard

Right I mean

00:47:23.49 - Arnaud Lessard

I have to assume that if the park were to bring that to the attention

00:47:30.62 - Arnaud Lessard

the town

00:47:33.10 - Scott Giroux

no one's no one's come to my office about any of that

00:47:35.75 - Janine Laveway

So and the last time I checked with you you you hadn't actually issued their permit yet because they hadn't met the conditions that we as the planning board put on their application that that could have changed

00:47:47.31 - Janine Laveway

Yeah I haven't talked to you for a while

00:47:51.33 - Scott Giroux

I don't know

00:47:52.43 - Arnaud Lessard

So what would be the next

00:47:56.06 - Arnaud Lessard

Sorry what would be the next steps for follow-up

00:48:01.93 - Arnaud Lessard

So you the code enforcement

00:48:02.90 - Scott Giroux

enforcement officers would you follow up with the phone call with them Yeah yeah I'll I'll look into it tomorrow I can't yeah like I said I don't remember I I remember having a conversation with James about it He told me it was fine um that they they could you know move ahead with their plan

00:48:17.93 - Scott Giroux

Uh

00:48:20.10 - Arnaud Lessard

I guess would

00:48:21.07 - Arnaud Lessard

would that required just ask the question would that have required a sign-off from the select board

00:48:28.22 - Arnaud Lessard

I don't know

00:48:29.15 - AJ Koch

I think

00:48:29.23 - AJ Koch

think it would that's what ultimately

00:48:30.55 - Arnaud Lessard

ultimately it would require

00:48:31.67 - AJ Koch

require I think it would have been yeah because I asked I said that if the board granted them a waiver to use the roadway and ultimately to kind of answer I mean James your question is it it's a parking ordinance or traffic ordinance whatever it's title the police department enforces that so that is uh I mean the enforcement part

00:48:56.87 - AJ Koch

Scott

00:48:59.04 - Janine Laveway

And it's been stored there and the town's had to plow around it

00:49:03.28 - Scott Giroux

Oh

00:49:05.33 - Janine Laveway

no no no that's where the snow goes for Water Street They have to yeah

00:49:11.02 - Scott Giroux

That that yeah that that that yeah

00:49:13.99 - Scott Giroux

reasons

00:49:15.11 - Scott Giroux

that upsets me the

00:49:16.07 - Arnaud Lessard

the commissioner because we

00:49:17.63 - Scott Giroux

we were pretty clear about that

00:49:18.69 - Arnaud Lessard

so I think that

00:49:20.79 - AJ Koch

that would be a conversation that Scott would have with Brian

00:49:25.65 - Scott Giroux

Yeah and I'll and I'll and I'll talk to James about it tomorrow as well and just you know find out what was

00:49:32.29 - Scott Giroux

You know what the plan was because I you know I I you know the last I remember you know it was gonna go before the select board I haven't followed up on it um but James said it was gonna be fine you know we met with the we met with the folks down by by the you know where they were parking it and they were mostly on their own property you know where you know where we had them park it you know if they had a uh a contractor there with their work truck

00:49:59.39 - Scott Giroux

You know there for a couple of days doing the renovation like it would have been a big deal

00:50:04.44 - Scott Giroux

Like I would I would have parked there as a as a contractor

00:50:07.77 - Scott Giroux

and I

00:50:07.78 - AJ Koch

I don't think it would have

00:50:08.37 - Scott Giroux

have been

00:50:08.47 - AJ Koch

been a yeah and I say that's kind of what I had said with when I had

00:50:13.54 - AJ Koch

Had the condition on there that if it was just for a couple of days I didn't see where the board wouldn't be like you know yeah that's fine because like you said if you're pulling your you know your work trailer up there to do work on a place for a week or whatever you're gonna do the same thing

00:50:30.37 - AJ Koch

thing

00:50:31.55 - Arnaud Lessard

I guess my my thought on this is that it's pretty black and white

00:50:35.51 - Arnaud Lessard

It's that this isn't a contractor that this isn't a one or two day thing that this is a breach of the agreement that we all had together The fact that we had to take this to put in front of the board of select loans because the road commissioner denied it

00:50:54.44 - Arnaud Lessard

Uh the right from his point of view based on current code that having a private business in the street not for a couple of days but operating as it would for the season

00:51:12.46 - Arnaud Lessard

Was it a violation That was the entire conversation piece was because the road commissioner who is James said he didn't agree with it

00:51:22.83 - Arnaud Lessard

So he needed he was

00:51:26.20 - Arnaud Lessard

I wouldn't say passing the buck but looking for actually

00:51:30.40 - Arnaud Lessard

The the selectmen

00:51:33.47 - Arnaud Lessard

To give a waiver based on the road commissioner's understanding and and and and um

00:51:41.86 - Arnaud Lessard

Oh

00:51:42.97 - Arnaud Lessard

Regulation

00:51:44.49 - Arnaud Lessard

So that that makes sense right Yeah

00:51:46.33 - Dianne Reynolds

and they

00:51:46.62 - Dianne Reynolds

they also were going to be moving it when they weren't using it They were going to be moving it to a different property and then back when they were only when it was in use It wasn't to sit there 24/7 It was and that was what we approved We sent it to

00:52:05.35 - Dianne Reynolds

Obviously to the select board and then the select board would change the ordinance but they were still supposed to be moving it because that was part

00:52:14.14 - Dianne Reynolds

Yeah uh yeah so

00:52:16.39 - Scott Giroux

yeah so I'll I'll have a conversation with James tomorrow and get some clarification on that I'll also check in with Meg and um find out about you know why it wasn't moved for for plowing

00:52:28.59 - Scott Giroux

Um do you have any evidence of that Do you have like times and dates that they had the flower

00:52:34.36 - Scott Giroux

Do you have any specifics or was that just a general observation or something you

00:52:38.37 - Janine Laveway

you heard that was Valentine's Day weekend They advertised with a sign on the side of the trailer Valentine's Day specials Did you witness this Yes and I took a picture of it yes

00:52:57.47 - Janine Laveway

And then another question I had just to follow up is going way back to the David Saint Clair's application for phase 4 of his subdivision and that had conditions on it as well I was just curious if there had been any further correspondence with either

00:53:18.55 - Janine Laveway

His engineer that represents him the engineering firm Plymouth so they haven't come back with anything So as far as we know there's no

00:53:28.00 - Janine Laveway

Development going on

00:53:30.45 - Janine Laveway

On phase 4

00:53:31.46 - Scott Giroux

yeah nothing's come through my office OK

00:53:33.70 - Janine Laveway

great thanks

00:53:39.98 - AJ Koch

I have an easy one for you Scott

00:53:43.41 - Scott Giroux

Yes I like chocolate

00:53:46.14 - AJ Koch

Your your solar apartments were they uh ground mounts or

00:53:50.15 - Scott Giroux

or roof mounts roof mount yeah it was 22 roof mounts uh one on Pendleton Lane um one up by me on the black road uh

00:53:58.09 - Scott Giroux

Um and then uh the other one that's not done yet um Danny Piper is putting

00:54:04.50 - Scott Giroux

Um roof mount on the buildings that he has over

00:54:08.92 - Scott Giroux

Um you know where his DC Chargers are

00:54:12.71 - Scott Giroux

Could you

00:54:13.97 - AJ Koch

we just for not to add one more thing to your list of stuff to do every day but could you just shoot over like an address of where they are Oh sure yeah yeah because I I tracked those We get our um like fire calls and stuff on an app and I can I can map those out and it just shows up as a

00:54:34.04 - AJ Koch

Yeah yeah and I'm

00:54:35.01 - Scott Giroux

you know and I'm I you know I know the codes on those I know that they're supposed to have you know 36 up 36 inches up the side um and I can't remember what the

00:54:45.45 - Scott Giroux

Down from the peak is what 18 inches

00:54:48.74 - AJ Koch

uh I think some of the ones I've seen are as little as 6 just so the hooks don't right

00:54:53.78 - Scott Giroux

right so

00:54:54.03 - AJ Koch

so yeah

00:54:54.26 - Scott Giroux

yeah so your

00:54:54.46 - Scott Giroux

your so your hook can go on top

00:54:56.34 - AJ Koch

right but realistic like I say just so that I can put them into our um dispatch app and that way you know we can when that comes up we can be like oh there's solar panels on this house because you know at night you're probably not gonna see it or if it's on the back side from the road you know

00:55:15.58 - Scott Giroux

It's good to know It's a good piece of information Yeah I can yeah I can get you all of those You want like you have them all How far back do you wanna go

00:55:21.86 - AJ Koch

Uh when are you in

00:55:23.59 - Scott Giroux

tomorrow Yeah I'll be in tomorrow Wednesday I'll be in Wednesday Yeah I got a meeting at one o'clock on Wednesday I'll catch up with you

00:55:31.23 - AJ Koch

OK

00:55:32.28 - Scott Giroux

yeah all right cool yeah I'll get you all that stuff

00:55:36.27 - Dianne Reynolds

AJ from a fire perspective do you think that's something that should be done on a regular basis if anything solar related because I know from a fire perspective those are really difficult to put out if not impossible

00:55:51.50 - AJ Koch

The panels aren't so much I mean they're mostly battery

00:55:54.71 - Dianne Reynolds

battery like the

00:55:55.55 - Dianne Reynolds

the battery

00:55:56.68 - AJ Koch

Oh yeah the batteries but I don't I mean and I think that's just going to be a whole separate animal if we ever get a permit for one

00:56:04.74 - AJ Koch

You know like what they proposed for Greenville you know I think that's gonna be a whole separate animal

00:56:10.76 - Scott Giroux

Well that yeah that's part of that that battery energy storage system um you know there's the large commercial ones but there's also like the Tesla law ones you know when people have lithium-ion batteries in their house um I you know we want a permit for that too right so AJ knows if he's going in the house with lithium-ion

00:56:31.75 - Scott Giroux

I mean they're they're pretty good now They don't

00:56:34.77 - Scott Giroux

You know they have temperature controls on them and stuff and they won't charge if they're below a certain temperature It's not likely that they'll catch fire but boy when they do

00:56:43.78 - AJ Koch

right yeah and I think most

00:56:48.45 - AJ Koch

I mean you might know a little better than I do but I think most of the systems that are out now that are being put on now are grid tied so there probably isn't a battery

00:56:58.06 - AJ Koch

battery system

00:57:00.00 - Scott Giroux

Yeah mine's not very tight

00:57:06.06 - Scott Giroux

But yeah I think yeah most most are grid tied Most are you know yeah

00:57:09.99 - AJ Koch

but but not you know and there isn't a battery backup

00:57:11.91 - AJ Koch

backup on them

00:57:12.65 - Scott Giroux

them right Yeah a lot of yeah a lot of them are for battery backup rather than putting in a a a propane generator People are putting in batteries now

00:57:21.02 - AJ Koch

as backup and what my logic for just like I say knowing

00:57:27.05 - AJ Koch

I

00:57:28.58 - AJ Koch

You know so that we're not it it changes the way we operate It doesn't change it it doesn't change the level of danger at all Um if it's on

00:57:39.84 - AJ Koch

See we pull up in front of a house and we're looking at

00:57:43.98 - AJ Koch

Well in front of the house but the front of the house faces north

00:57:48.94 - AJ Koch

We don't see that there's something on the backside until we walk around and see it but you know

00:57:55.12 - AJ Koch

Unfortunately we don't always walk around to look at things but on the app you know I can just put a little icon there that indicates that there's a solar panel or that there's an array or something on that building

00:58:10.79 - AJ Koch

So it might change where we want to cut a hole in the roof or something like that It doesn't really change the

00:58:17.68 - Arnaud Lessard

the

00:58:19.02 - Arnaud Lessard

Um

00:58:20.04 - AJ Koch

the level of danger or anything like that so I think most solar panels are a little bit

00:58:26.76 - AJ Koch

Plexiglass

00:58:27.97 - Scott Giroux

yeah I don't want plexiglass and silicone None of those things burn

00:58:32.13 - Scott Giroux

Until you get to really high

00:58:33.22 - Scott Giroux

high temperatures

00:58:34.10 - AJ Koch

right so it it doesn't add an extra layer of

00:58:38.02 - AJ Koch

You know

00:58:39.16 - AJ Koch

Danger to it The the battery backup ones you know depending on what the batteries are you know those

00:58:46.17 - AJ Koch

Our issue but

00:58:48.53 - AJ Koch

Uh

00:58:49.72 - AJ Koch

Assuming that most people if they have a basement they're putting those systems in the basement so they're going to be underwater fairly

00:58:57.86 - AJ Koch

way

00:59:00.00 - Dianne Reynolds

But we don't currently need a permit to have a have a like a Tesla wall or a battery so you wouldn't know

00:59:10.94 - Scott Giroux

We wouldn't know if somebody had We have no idea how many of those are

00:59:12.09 - Dianne Reynolds

are so there could be all kinds of them I mean you have one

00:59:16.21 - AJ Koch

yeah I yeah and as I say and the other night we went to a

00:59:20.62 - AJ Koch

To a house that they were charging an electric vehicle in the garage and it was um

00:59:28.93 - AJ Koch

I'm not I know there's different phases of electric charges but it's uh one that would plug into a regular 120 volt outlet and then get stepped up and then plugged into the vehicle um

00:59:41.85 - AJ Koch

So that one we got called for because they had an electrical smell

00:59:46.48 - AJ Koch

They had moved the vehicle out The smell went away They left it out for a while They moved it back in and then they could still smell it

00:59:54.13 - AJ Koch

Um you know when we got there we checked everything with our thermal cameras and couldn't find any source of heat It was probably

01:00:01.15 - AJ Koch

residual smell in the garage

01:00:06.03 - AJ Koch

But you know that's

01:00:08.42 - AJ Koch

You know you wouldn't know that somebody has a you know a small lunchbox sized

01:00:15.12 - AJ Koch

Charger that they probably keep right with them so they can plug it in anyway

01:00:30.39 - Arnaud Lessard

That stop

01:00:36.10 - Scott Giroux

There's no

01:00:38.91 - Arnaud Lessard

the meeting