

SEARSPORT PLANNING BOARD MEETING

Meeting of October 17, 2019

Members Attending: George Kerper, Bruce Probert, Keith Ritchie, Tom Gocze, Peter Nowell, Brian Callahan, and Travis Otis

Others Attending: Kathleen Chamberlain, George Faulkner

The meeting was called to order at 6:30 p.m. in the Town Office Meeting Area by Chairman George Kerper. A quorum is present. George Kerper noted, with great sadness, the receipt of Brian Callahan's resignation. He presented him with a Certificate of Appreciation signed by Town Manager James Gillway and the Board of Selectmen, recognizing him for his contributions over the past 11 years.

Motion by Brian Callahan, second by Keith Ritchie to accept the agenda as presented. **Approved: 5-0-0**

Motion by Brian Callahan, second by Bruce Probert, that the minutes of the May 13, 2019 meeting be accepted as presented. **Approved: 5-0-0**

Site Plan Review and Public Hearing for Bruce Chamberlain dba Stone Fox Farm LLC

Applicant's location is 398 E. Main St., Map #9 Lot #7, in a Commercial 2 Zone. Applicant requests approval for an Ice Cream Retail Shop, Ice Cream Manufacturing facility and a 2-bedroom apartment in the existing Red Kettle Antiques building.

Based on review of the submitted application, George Kerper presented Kathleen Chamberlain with some questions pertaining to the application. It was confirmed that there will be off-street parking in front of the building, and no outdoor lighting at this time as it is a seasonal business. The plan is to use the existing sign, as they will only need to change the hanging piece in the middle. When asked about their method of waste disposal, she indicated that the soil test has been completed, they are working on a septic design, and will be placing a dumpster behind the building (out of public view) for trash disposal. Regarding licensing, she indicated that they are a State of Maine licensed creamery and also have a mobile unit vendor license at this time. She has been in contact with Dave Allen at the Maine DOT regarding entrance permits.

Motion by Brian Callahan, second by Bruce Probert that the application is complete. **Approved: 5-0-0**

Chairman Kerper noted that the application was advertised in the newspaper on October 10th. Five abutters were notified.

The public hearing was opened at 6:44 p.m.

Town staff have signed off, favorably, on the application, and the fee of \$250 has been paid.

Questions arose from the planning board. Member Keith Ritchie asked about the layout on the map; Chairman Kerper pointing out that it was an approximation and noted the drawing of the actual building / structure on the tax card in other paperwork. Member Bruce Probert sought confirmation that the business will be seasonal, that they will manufacture and provide retail and wholesale services at this location; all being confirmed by Kathleen Chamberlain. From the public, Steve Tanguay welcomed Kathleen Chamberlain to the town.

The public meeting was closed at 6:48 p.m.

Land Use Ordinance – Section V: General Performance Standards

Motion by Bruce Probert, second by Brian Callahan that Standards 1- 5 are not applicable at this time.

Approved: 5-0-0

Motion on the Specific Performance Standards of Section V (1-11) that are applicable

Motion by Bruce Probert, second by Brian Callahan that Specific Performance Standards V (B) (6) and V (B) (11) apply. **Approved: 5-0-0**

Motion by Keith Ritchie, second by Brian Callahan that under Standard 6 – Advertising Features, sign standards have been met and will require a site plan review. **Approved: 5-0-0**

Motion by George Kerper, second by Brian Callahan that under Standard 11 – Requires Site Plan, all four of the positive findings required under the land use ordinance have been met. **Approved: 5-0-0**

Motion on the Specific Performance Standards of section V that are applicable

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G. Positive Findings Required

1. Section VI (G). **Motion** by Tom Gocze, second by Brian Callahan that all four of the positive findings required have been met. **Approved: 5-0-0**

Site Plan Review Ordinance Page 7 Section VI Standards of Approval

Need Motion on each Standard

Motion by Bruce Probert second by Tom Gocze that Standard 1 – Preserve & Enhance the Landscape, has been met. **Approved: 5-0-0**

Motion by Tom Gocze second by Bruce Probert that Standard 2 – Relationship of Proposed Buildings to Environment has been met. **Approved: 5-0-0**

Motion by Brian Callahan second by Tom Gocze that Standard 3 – Vehicle Access, has been met. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 4 – Parking and Circulation, has been met. **Approved: 5-0-0**

Motion by Bruce Probert second by Brian Callahan that Standard 5 – Surface Water Drainage, has been met. **Approved: 5-0-0**

Motion by Brian Callahan second by Keith Ritchie that Standard 6 – Existing Utilities, has been met. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 7 – Advertising Features, has been met. **Approved: 5-0-0**

Motion by Brian Callahan second by Tom Gocze that Standard 8 – Special Features of the Development, has been met as there aren't any. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 9 – Exterior Lighting, has been met. **Approved: 5-0-0**

Motion by Bruce Probert second by Brian Callahan that Standard 10 – Emergency Vehicle Access, has been met. **Approved: 5-0-0**

Motion by Brian Callahan that Standard 11 – Municipal Services, has been met. **Approved: 5-0-0**

Motion by Brian Callahan second by Tom Gocze that Standard 12 – Water Pollution, is not applicable. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 13 – On Site Water Supply, has been met. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 14 – Soil Erosion, is not applicable. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 15 – Septage Disposal, has been met pending final design. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 16 – Adverse Effects, is not applicable. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 17 – Financial Capacity, has been met. **Approved: 5-0-0**

Motion by Tom Gocze second by Brian Callahan that Standard 18 – Air Quality, has been met. **Approved: 5-0-0**

Motion by Brian Callahan second by Tom Gocze that all 18 standards have been met or are not applicable. **Approved: 5-0-0**

Motion by Brian Callahan second by Keith Ritchie that the application, as presented, is approved. **Approved: 5-0-0**

Code Enforcement Officer's Report

There is nothing to report at this time.

Open to the Public – No public comments.

The meeting was adjourned at 7:04 p.m.

Respectfully Submitted,


Joanne Moulton
Planning Board Secretary