

SEARSPORT PLANNING BOARD
March 13, 2023
UNION HALL / TOWN OFFICE

Board Members Present

George Kerper, Chair
Peter Nowell
Travis Otis
Norris Staples
Celine Kelley, Alt

Staff Members Present

Janine Laveway, Board Secretary

Members of the Public Present

Amber and Andrew Riposta, Applicants
Rob and Paula Martell

1. Call To Order: George Kerper, Chair called the meeting to order at 6:05 pm
2. Roll Call: Chair Kerper called the roll. Voting members are Travis Otis, Peter Nowell, Celine Kelley, Norris Staples and George Kerper. There were no non-voting members present.
3. Adjustments to the Agenda: None
4. Acceptance of the Agenda: Motion: Peter Nowell motioned to accept the agenda as written.
Second: Travis Otis Vote 5-0-0
5. Acceptance of the minutes from the February 13, 2023 meeting: Motion: Celine Kelley made a motion to accept the minutes as written. Second: Travis Otis Vote 5-0-0 (corrected to add Travis Otis to the members present)
6. Public Hearing, Land Use Ordinance, and Site Plan Review Ordinance: Application from Amber and Andrew Riposta for the building at 186 E. Main Street. Map #7 Lot #41A in the Commercial Zone. The building will be used to operate a fitness facility, Train 186, offering workout and personal training instruction. Chair Kerper reported that the business is an allowed use in the Commercial Zone under the recreation facilities and similar commercial operations.
Motion: Celine Kelley motioned that the application is complete. Second: Peter Nowell Vote: 5-0-0

All 6 abutters were notified
The \$235.00 application fee has been paid.
There were no objections from staff.

Chair Kerper opened the public hearing at 6:13 pm.
Amber gave an overview of their business plan. The goal is to open a fitness facility that is focused on personal training and group fitness classes that will include spin classes, weight lifting classes and one on one training classes with larger pieces of equipment. The building will be separated into two rooms. One will be primarily empty and used as a group exercise space. The other room will be the one on one personal training room which will be private for athletes or clients that need more personal attention. Class times will be scheduled in various shifts between 6:00 am and 7:00 pm.

Board Member Questions:

Norris asked what kind of certifications were required and if there would be others hired. Amber explained that she holds all the necessary certifications required and others will be hired as the business grows.

Public Comment: None

Chair Kerper closed the public hearing at 6:17 pm.

Lane Use Ordinance Review:

Section V.A. General Performance Standards

- 1. Danger N/A
- 2. Vibration N/A
- 3. Wastes N/A
- 4. Offensive Noise N/A
- 5. Lighting Has been met
- 6. Odor Nuisance N/A

Motion: Celine Kelley made a motion that all applicable conditions have been met. Second: Peter Nowell
Vote: 5-0-0

Section G. Positive Findings Required

- 1. Section VI(G)(1). Permitted use in the district Commercial Zone.
- 2. Section VI(G)(2). The use is in conformance with the applicable performance standards of

Section V of this Ordinance.

3. Section VI(G)(3). Has received, or as a condition of approval, will receive all permits or approvals required under other applicable Town of Searsport Ordinances related to the use of property.

- 4. Section VI(G)(4). Will provide safe access and egress from public or private.

Motion: Peter Nowell made a motion that all the standards have been met. Second: Celine Kelley
Vote: 5-0-0.

Motion: Travis Otis made a motion that the application meets all the applicable provisions set forth in the Land Use Ordinance Regulations with some conditions. Second: Celine Kelley
Vote: 5-0-0.

Site Plan Review Ordinance

- 1. Preserve and Enhance the Landscape.

Motion: Peter Nowell made a motion that the standard has been met. Second: Travis Otis
Vote: 5-0-0,

- 2. Relationship of Proposed Buildings to Environment.

Motion: Celine Kelley made a motion that the standard is not applicable. Second: Peter Nowell
Vote: 5-0-0

- 3. Vehicle Access:

Motion: Peter Newell made a motion that the standard has been met. Second: Travis Otis
Vote: 5-0-0

- 4. Parking and Circulation:

Motion: Travis Otis made a motion that the standard has been met. Second: Peter Nowell
Vote: 5-0-0

- 5. Surface Water Drainage:

Motion: Travis Otis made a motion that the standard has been met. Second: Celine Kelley
Vote: 5-0-0

- 6. Existing Utilities:

Motion: Peter Newell made a motion that the standard has been met. Second: Celine Kelley
Vote: 5-0-0

- 7. Advertising Features:

Motion: Peter Nowell made a motion that the standard has been met. Second: Travis Otis
Vote: 5-0-0

- 8. Special Features of the Development:

Motion: Travis Otis made a motion that the standard is not applicable Second: Peter Nowell
Vote: 5-0-0

- 9. Exterior Lighting:

Motion: Travis Otis made a motion that the standard has been met. Second: Celine Kelley
Vote: 5-0-0

10. Emergency Vehicle Access:

Motion: Travis Otis made a motion that the standard has been met. Second: Peter Nowell
Vote: 5-0-0

11. Municipal Services:

Motion: Peter Nowell made a motion that the standard has been met. Second: Celine Kelley
Vote: 5-0-0

12. Water Pollution:

Motion: Peter Nowell made a motion that the standard is not applicable. Second: Travis Otis
Vote: 5-0-0

13. On Site Water Supply: Herb Kronhom, Searsport Water District is requesting applicants meet with him before opening.

Motion: Celine Kelley made a motion that the condition will be met. Second: Travis Otis
Vote: 5-0-0

14. Soil Erosion:

Motion: Travis Otis made a motion that the standard does not apply. Second: Peter Nowell
Vote: 5-0-0

15. Septage Disposal:

Motion: Travis Otis made a motion that the standard has been met. Second: Celine Kelley
Vote: 5-0-0

16. Adverse Effects:

Motion: Peter Nowell made a motion that the standard has been met. Second: Travis Otis
Vote: 5-0-0

17. Financial Capacity:

Motion: Travis Otis made a motion that the standard has been met. Second: Peter Nowell
Vote: 5-0-0

18. Air Quality:

Motion: Celine Kelley made a motion that the standard is not applicable. Second: Travis Otis
Vote: 5-0-0

Motion: Celine Kelley made a motion that all applicable standards have been met. Second: Travis Otis. Vote: 5-0-0

Application Approval

Motion: Peter Nowell made a motion that all of the applicable standards have been met and the application is approved. Second: Travis Otis Vote: 5-0-0

6. Other Business: None

7. Code Enforcement Officer's Report: None

8. Public Comment: None

9. Adjourn Meeting:

Motion: Travis Otis made a motion to adjourn at 6:42 pm. Second: Celine Kelley Vote: 5-0-0

Respectfully Submitted



Janine F. Laveway
Board Secretary