



Town of Harpswell
Planning Board Minutes
March 19, 2014
Adopted April 16, 2014

Members Present

David I. Chipman, Chair
Paul Standridge, Vice Chair
Burr Taylor
Aaron Fuchs
Debora Levensailor

Members Absent

John Papacosma, Associate Member

Staff Present

Carolyn Eyerma, Town Planner
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David I. Chipman, Chair. The Agenda was reviewed and the Pledge of Allegiance was recited. Board members were introduced and a quorum was declared.

Old Business: None

New Business: 14-03-01 – Stephen & Stephanie Rowe (Owner/Applicant) Map 47&48 Lot 11, 498 Harpswell Islands Road – Site Plan Review for new building construction

Steve Rowe gave an overview of the proposal before the Board. He described the type of marina he owns in Harpswell and noted that it is a clean marina employing 32 people. The business is now housed at Brunswick Landing in Brunswick. His proposal is for a 20,000 square foot building at 498 Harpswell Islands Road for light boat maintenance/storage facility. He said there will not be heavy duty work, any grinding or painting of boats but only light maintenance. It will mostly be used in the winter months. Mr. Rowe discussed the buffering around the building and the type of materials used for the building.

A site visit was held on Monday, March 17th, attended by David Chipman, Burr Taylor, Carol Eyerma and several abutters. The Chair noted that the Board has read the information submitted by Mr. Rowe.

Public Hearing: Mr. John Jenny, an abutter, spoke in favor of the proposal stating that this building would not be intrusive to the area like other buildings. He noted that this could increase the tax base and be a net gain for the Town.

Mr. Peter Galvin lives across from the proposed site on Route 24. He noted that Mr. Rowe has done a good job on the other projects he completed but has concerns about the chance of Mr. Rowe selling this property in the future and what types of business would occupy the space. The Chair noted that this subject will be discussed during the approval phase of this application.

Ms. Sigrid Fischer-Mishler, Dyers Cove resident, is opposed to the building saying that this will have a negative impact on the neighborhood and the wooded land. She is questioning the “minimal” construction and the parking area with several cars and trucks in a quiet area. She has

Planning Board Meeting
March 19, 2014
Adopted April 16, 2014

concerns about the noise pollution and not having an environmental impact study on the property. She said that allowing this type of building will set precedence that other buildings can be erected and this area would not retain the fishing or marine industry look. She also has concerns if Mr. Rowe sells the property in the future and relocates and what type of business will take over the building.

The Chair asked Mr. Rowe to comment on the possibility of selling the property. Mr. Rowe stated that his family anticipates staying in the community for many years and that someday there is a possibility of selling the business but cannot comment on the future.

Mr. Fuchs noted that the zones and ordinances define what can be done in certain areas in Harpswell and if this use is allowed in this zone the Board does not have the authority to deny the application because of the size of the building or if it is controversial. Mr. Chipman noted that limitations can be placed on the approval.

Mr. Jim Katsiaficas is representing Ms. Ingard Dering who lives at 507 Harpswell Islands Road. A site plan was placed for all to view. He stated that the driveway opening will be across the road of Ms. Dering's house and he feels the building size is out of scale for the area. Even though the ordinance will allow this, Ms. Dering is concerned with the chemicals to be used, the noise pollution and the traffic entering and exiting across from her property. Mr. Katsiaficas read from the Site Plan Ordinance – **15.14. Natural Features and Buffering - 15.14.1** *The landscape must be preserved in its natural state insofar as practical by minimizing tree removal, disturbance and compaction of soil, and by retaining existing vegetation insofar as practical during construction.* **15.14.2.** *The development must provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas. Buffering must be designed to provide a year-round visual screen in order to minimize adverse impacts. The buffer may be provided by distance, landscaping, fencing, changes in grade, and/or a combination of these and other techniques.* He noted that he hopes the Board considers the words “buffering of adjacent uses” to include across the road neighbors such as Ms. Dering and that the applicant will include buffering closer to the road and driveway so that the vehicles and lighting on the building is not an issue.

Mr. Rowe described the lighting with the help of the site plan.

Ms. Ingard Dering spoke that she is opposed to the application. She has concerns about if the building and property is sold and what kind of business will take over.

Mr. Bob Bauman, resident on Harpswell Islands Road said he has a boat at the Great Island Boat Yard and he has never seen any heavy work done at the yard and that most of the work done is “light” maintenance with no fumes or noise outside the building. Mr. Chipman asked Mr. Rowe about the insulation at the yard. Mr. Rowe stated it is a R26 value in the walls which suppresses noise.

Mr. John Solakjohn, Harpswell resident, asked about the water drainage and noted that there are several wells in that area and of the possibility of the wells becoming contaminated.

MaryAnn Nahf, resident and Conservation Commission Chair said she was made aware of this application from a resident and was asked to look over the site plan. She said the HCC would have three areas of concern, 1) Resources Protection, 2) Stormwater and erosion control and 3) Pollution to the water. She said that much of this property is in Resource Protection and the development adheres to that. The water and erosion control with the runoff being channeled into a detention system allows it to remain on site and dispense slowly into the ground water. She said that since this is a clean marina they have to adhere to the practices of disposing of chemicals in a proper manner.

Mr. Paul Desjardins who lives at 400 Harpswell Islands Road says he is aware of the size and scale of the building to the road and asked about the runoff of the water on such a large building and if this water could be retained to reuse in some way. He also asked if the building could be moved back from the road. Mr. Rowe stated that moving back from the road would require installation of major retaining walls and fill. Ms. Eyerman noted that there is a Resource Protection line and the applicant is limited by this and is trying to stay out of that area.

John Mishler, Dyers Cove Road resident noted his concerns about the amount of habitat to be removed because of the size of the building. He also noted that the traffic on Route 24 travels rather fast and the proposed driveway is on a ridge. He asked if there would be a flagman to direct the big trucks into the property. Mr. Mishler asked about the buffering and tree planting near the abutter's property. He noted the proposed color of the building to blend in better with the habitat.

Ben Wallace, Jr., Fire Chief in the district of this project stated that Mr. Rowe has been very cooperative, operates a clean marina and plans on adding a sprinkler system and that he approves of these measures.

Aaron Despres, resident on Dyers Cover Road stated his approval of Mr. Rowe. He asked if Mr. Rowe could speak of future growth of the business. Mr. Rowe stated that this project is about preserving jobs and relocating the business from Brunswick. He stated that the maximum number of employees will be 35 people and he does not anticipate growth beyond that.

Debora Levensailor moved seconded by David Chipman that the Planning Board finds that the application is complete. Unanimous Approval

The Board then reviewed the following ordinance sections:

Under Section 15.1 Dimensional Requirements of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that the project does meet the dimensional requirements of the Basic Land Use Ordinance and/or Shoreland Zoning Ordinance, as applicable, based on the following evidence: *The Code Enforcement Officer found in his review on March 4, 2014 that the dimensional requirements have been met.* Unanimous Approval

Under Section 15.2 Utilization of the Site of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that the project does reflect that the natural capabilities of the site support the development, and that environmentally sensitive areas and natural drainage areas will be preserved and protected to the maximum extent, based on the following evidence: The proposed construction is located in the least sensitive area of the parcel. It is outside of the easement area, shoreland zone and the resource protection buffer for the wetland.

Discussion: Aaron Fuchs noted that when one looks at the constraints of the spot for the building, this Section manages to fulfill this. **Unanimous Approval**

Under Section 15.3 Adequacy of Road System of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that the project does demonstrate that vehicular access to the site will be on roads with adequate capacity and Level of Service for the development, or that the applicant has demonstrated that necessary improvements will be accomplished, based on the following evidence: The applicant stated in the application that the number of peak trips will not be more than 100 and that the traffic that is already occurring from the Great Island Boat Yard to Brunswick to the north will now travel to this site slightly to the south. The applicant estimates the daily traffic to be 15 trucks hauling boats per day, all off peak and during transport seasons; 5 to 7 employees at 3 trips per day during winter; 2 service managers per day during winter; and 2 customers per week during winter. The existing road system (Route 24) is adequate and safe to handle the current and proposed traffic.

Discussion: The Board discussed the number of peak trips, traffic, and conditions of approval for this Section. Mr. Mishler spoke about the clear line of site for the trucks entering/exiting the driveway onto Route 24. Mr. Rowe noted that the Department of Transportation requires 498 feet site distance and this requirement has been met.

Approved 4 Opposed 1 – Paul Standridge opposed

Under Section 15.4 Access into the Site of the Site Plan Review Ordinance:

David Chipman moved seconded by Aaron Fuchs that the project does demonstrate that vehicular access to and from the site is safe and convenient and meets the eight (8) driveway and access ways standards of Section 15.4, based on the following evidence: The proposed driveway is located so that it provides the minimum sight distance required by Maine Department of Transportation (DOT) and is located to avoid hazardous conflicts with traffic flow. The applicant has submitted a driveway opening permit to the Maine DOT. The driveway grade is shown to be 3%. The lot does not have frontage on more than one road. There is not more than one two way access/egress way onto the Route 24.

Discussion: Ms. Mishler asked if a sign can be erected on Route 24 to warn drivers of trucks entering and exiting the site. The Chair noted that this is a State road and the State would have jurisdiction. Other questions were asked about the trucks, and travel times.

Unanimous Approval

Under Section 15.5 Access/Egress Way Location and Spacing of the Site Plan Review Ordinance: **David Chipman moved by Debora Levensailor that the project does demonstrate that the proposed entrances and exits and private access ways will be appropriately sited in conformance to Section 15.5, based on the following evidence: The proposed driveway, as shown on the site layout and utility plan, is more than 50 feet from the closest unsignalized intersection and more 150 feet from a signalized intersection. Unanimous Approval**

Discussion: Mr. Fuchs asked where the driveway is in relation to Ms. Dering's house. Mr. Rowe said it is approximately 120 feet.

Under Section 15.6 Internal Vehicular Circulation of the Site Plan Review Ordinance: **David Chipman moved seconded by Aaron Fuchs that the project does demonstrate that the site provides for safe movement of passenger, service, and emergency vehicles through the site and within parking lots, and provides for pedestrian and cyclist safety, based on the following evidence: The site layout and utility plan shows an 80 foot wide span to allow for turning and backing. The layout of the parking is safe and convenient for vehicles. Unanimous Approval**

Under Section 15.7 Parking/Layout and Design of the Site Plan Review Ordinance: **David Chipman moved seconded by Burr Taylor that the project does provide for adequate vehicular parking spaces, and any off-road parking conforms to the six (6) layout and design standards of Section 15.7.2, based on the following evidence: The application states that 9 employees, including service managers, would require parking. Nine parking spaces are shown on site layout and utility plan plus an additional handicapped space, for a total of ten spaces. The parking area is arranged so that vehicles do not back into the road. The parking is located further than 20 feet from side and rear lot lines and 10 feet from the front property line. The angle width and depth conforms to this section.**

Discussion: The Board discussed this section with Mr. Rowe. **Unanimous Approval**

Under Section 15.8 Pedestrian Circulation of the Site Plan Review Ordinance: **David Chipman moved seconded by Debora Levensailor that the project does provide a system of pedestrian ways appropriate to the type and scale of the development, based on the following evidence: The site layout and utility plan shows the parking lot connected to the building so that pedestrians have easy and safe access. Unanimous Approval**

Under Section 15.9 Stormwater Management of the Site Plan Review Ordinance: **David Chipman moved seconded by Debora Levensailor that the project does demonstrate that adequate provision is made for the collection and disposal of stormwater runoff with no adverse impact on abutting or downstream properties, and that negative impacts from both the quantity and quality of the storm water has been adequately managed in compliance with seven (7) stormwater management standards of Section 15.9, based on the following evidence: The grading, drainage, and erosion control plan (C-2) and site development details (C-3) shows an 18" HDPE pipe, in accordance with Maine DOT standards, proposed for the relocated driveway. A riprap inlet apron, 15" HDPE pipe under the parking lot, catch basin and a 15" HDPE pipe with a plunge pool and associated level spreader is proposed to catch stormwater flow and bring it to the**

Planning Board Meeting
March 19, 2014
Adopted April 16, 2014

rear of the project. There is a buffer of trees and understory to further slow the stormwater toward the rear of the site. In addition, plan C-2 shows the installation of a 5 foot roof dripline filtration along the sides of the building. **Unanimous Approval**

Under Section 15.10 Erosion Control of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that the project does demonstrate that all structures and roads harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible to control erosion, and that filling, excavation, and earth moving activity will be minimized, based on the following evidence: The grading, drainage, and erosion control plan (C-2) shows a sediment barrier around the back side of the building which is in the back side. The erosion control details and notes (C-4) describes the requirements and practices that comply with this section. **Unanimous Approval**

Under Section 15.11 Water Supply and Groundwater Protection of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that the project does demonstrate that the development will be served by an adequate water supply and that the quantity or quality of groundwater of abutting properties will not be negatively impacted, based on the following evidence: The applicant has stated with the application that the development will use much less than the 500 gallons per day threshold. The plumbing fixtures for water are proposed to be a sink (1), lavatory (1), and silcocks (2). **Unanimous Approval**

Under Section 15.12 Subsurface Waste Disposal of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by David Chipman that the project does demonstrate that any subsurface sewage disposal system(s) will be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules, in conformance with any applicable requirements of Sections 15.12.1-15.12.6, and in such a way as to minimize adverse impacts on groundwater quality, based on the following evidence: The proposed subsurface waste disposal system permit dated February 25, 2014 is subject to a permit by the CEO and is a condition of approval. **Unanimous Approval**

Under Section 15.13 Utilities and Essential Services of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that the project does demonstrate that, where feasible, utilities and essential services will be installed in existing public ways or service corridors, and above-ground facilities will be located so as to avoid crossing open areas and scenic views as identified in the Comprehensive Plan, based on the following evidence: The proposed utilities are shown on the site layout and utility plan (C-1). They are limited to the existing public way with one crossing to the proposed building. They do not cross open areas or scenic view as identified in the Comprehensive Plan. **Unanimous Approval**

Under Section 15.14 Natural Features and Buffering of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that A) the project does demonstrate that the landscape is preserved in its natural state insofar as practical, based on the following evidence: The site layout and utility plan (C-1) as revised March 19, 2014 submitted during the meeting shows as little disturbance as possible to the existing trees and additional buffering on the sides and front of building. **Unanimous Approval**

David Chipman moved seconded by Aaron Fuchs that B) the project does demonstrate that there are sufficient setbacks and screening of exposed storage areas, articles of salvage or refuse, etc. on the site, based on the following evidence: The applicant has provided Exhibit 1, 2 & 3 which will be stored in the applicant record file in the Planning Office and the site layout and utility plan (C-1) shows woods surrounding the building as well as an evergreen vegetative buffering to the southwest portion of the building. The waste dumpster has a stockade fence around it and a wooded buffer required in 15.14.2., will be provided per Exhibit 1, 2 & 3.

Discussion: Mr. Rowe provided the Board with Exhibit #1: Site Plan, Exhibit #2: Email, Exhibit #3: Well Tree Letter and explained his proposal for wooded buffering around the building and near Route 24. Ms. Eyerman noted that Mr. Rowe will need to provide a new Site Plan with this specific language. Mr. Katsiaficas said that Ms. Dering approves of this proposal.

Unanimous Approval

Under Section 15.15 Lighting of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by Debora Levensailor that the project demonstrates that the development's exterior lighting does not create undue hazards to motorists, is safe for the occupants and users of the site, and does not damage the value or diminish the usability of adjacent properties, based on the following evidence: The site layout and utility plan (C-1) states that the lights will be wall mounted. The applicant states on page 9 of the application summary that there are 6 shaded wall packs, located above doors. The applicant further states that there are no lights proposed in the parking lot and are no proposed street lights or floodlights.

Discussion: Mr. Fuchs asked for a description of a wall pack. Mr. Rowe explained the light will be mounted on the door, shaded, cast downward and not out into the environment. Mr. Galvin asked what would happen with future owners, and the Board noted that since this information is on the site plan, any changes would have to come before the Board to amend. **Unanimous Approval**

Under Section 15.16 Water Quality Protection of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by Debora Levensailor that A) the project does demonstrate that there will be no release of harmful substances that would pollute, harm, or cause nuisance in any receiving waters, and all storage facilities for chemicals, industrial wastes, or biodegradable materials comply with regulations of the Maine Department of Environmental Protection (DEP) and the State Fire Marshal's Office, based on the following evidence: The applicant states on page 9 of the application summary that there are flammable and hazardous materials proposed to be used at this site such as thinners, acetone, bottom paint, varnish and further states that the Boat Yard employees have significant experience with the regulatory and best practices for storing, handling and disposing of the materials. In addition, they are audited by Maine DEP, Safety Works and Maine Clean Marinas.

Discussion: Mr. Mishler asked if there would be a secure area where toxic chemicals can be self contained. Mr. Rowe said there will be an explosion proof cabinet on property. **Unanimous Approval**

Planning Board Meeting
March 19, 2014
Adopted April 16, 2014

**Aaron Fuchs moved seconded by Debora Levensailor that B) the Committee found that this section does not apply since it is not within a watershed of a “body of water most at risk.”
Unanimous Approval**

Under Section 15.17 Hazardous, Special and Radioactive Materials of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by Debora Levensailor that the project does demonstrate that the handling, storage, and use of all hazardous, special, or radioactive materials will be performed in accordance with all applicable federal and state agencies, including DEP regulations and local rules, based on the following evidence: The applicant states on page 10 of the written summary that all special and hazardous waste will be picked up and disposed of by Enpro, which is a company that specializes in the remediation and management of oil and hazardous materials. Unanimous Approval

Under Section 15.18 Solid, Special and Hazardous Waste Disposal of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by Debora Levensailor that the project does demonstrate that all solid, special, and hazardous wastes will be disposed at licensed facilities that have the capacity to accept the wastes, based on the following evidence: The applicant states on page 10 of the written summary that there will be a screened dumpster for nonhazardous waste that will be emptied weekly. All waste deemed hazardous by DEP will be handled the same as the current boatyard site.

Discussion: Aaron Fuchs asked how this hazardous waste will be disposed of. Mr. Rowe said that materials used such as antifreeze, thinner, oil, gasoline will be kept in separate containers and taken away by Enpro.

Mr. Fuchs amended his motion seconded by Debora Levensailor to include that all waste deemed hazardous by the DEP will be handled in the appropriate manner as using the same procedures as used at the other facility.

Ms. Mishler asked about the dust in the facility that may be hosed out into the environment. Mr. Rowe said this is regulated by stormwater requirements and the dust will be vacuumed and put in dumpster. Ms. Mishler asked if there is a bar or chain at the entrance that prevents any after hour access. Mr. Rowe said no. **Unanimous Approval**

Under Section 15.19 Historic and Archaeological Resources of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by David Chipman that the project does demonstrate that the development is designed to protect and preserve archaeological and historic sites identified by the Planning Board, based on the following evidence: The Maine Historical Preservation Commission stated in a letter that concludes that no historical properties are affected by the proposed undertaking as defined by Section 106 of the National Historic Preservation Act. Unanimous Approval

Planning Board Meeting
March 19, 2014
Adopted April 16, 2014

Under Section 15.20 Floodplain Management of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by Debora Levensailor that the project does demonstrate that all use and development of portions of the site within a special flood hazard area are consistent with the Town's Floodplain Management Ordinance, based on the following evidence: Based on the CEO review of the application dated March 4, 2014, the proposed building is not located in an identified FEMA flood hazard area. Unanimous Approval

Under Section 15.21 Technical and Financial Capacity of the Site Plan Review Ordinance:

Aaron Fuchs moved seconded by Debora Levensailor that the applicant has demonstrated the financial and technical capacity to carry out the development in accordance with this Ordinance and the approved plan, based on the following evidence: A letter of support dated February 6, 2014 is provided from Ms. Diane H. Donaldson, Vice President, of Bangor Savings Bank, which indicates financial capacity. The applicant has constructed several buildings on the Great Island Boat Yard site which may indicate future construction success. Unanimous Approval

Under Section 15.22 Additional Standards for the Mitchell Field Marine Business District of the Site Plan Review Ordinance:

David Chipman moved seconded by Debora Levensailor that this section does not apply because this is not located at Mitchell Field. Unanimous Approval

Conclusions of Law:

The Planning Board voted to approve the application and site plan with the following additional conditions of approval: 1) Review and approval of the subsurface waste disposal system by the CEO and 2) Exhibits 1, 2 and 3 updates are added to the file.

David Chipman moved seconded by Debora Levensailor that the applicant, Great Island Boat Yard, has met the standards of the Town of Harpswell Site Plan Review Ordinance. The Planning Board voted to approve the application and site plan with the following standard conditions of approval:

1. This approval is not final until such time as final plans, showing all conditions of approval and any waivers granted, have been signed by the Planning Board.
2. This approval is based on the approved plans listed below, and on all submissions and information provided by the applicant at final approval, whether referenced in any findings or conditions of approval.

All work shall be completed in conformance with the approved plans, drawn by Sitelines, PA entitled "Proposed storage Building – 498 Harpswell Islands Road, Harpswell, Maine"

Drawing # C 1, Site Layout and Utility Plan, dated January 29, 2014, to be revised

Discussion: Ms. Eyerman asked Mr. Katsiaficas to provide the proposed language in a letter to the Planning Office. Mr. Katsiaficas said he will do so. Mr. Galvin asked about the noise. He was told there is no noise ordinance.

Planning Board Meeting
March 19, 2014
Adopted April 16, 2014

Drawing # C 2, Grading, Drainage, and Erosion Control Plan, dated January 26, 2014, as revised February 25, 2014

Drawing # C 3, Site Development Details, dated February 4, 2014, as revised February 25, 2014

Drawing # C 4, Erosion Control Details and Notes, dated February 4, 2014, as revised February 25, 2014

Atlantic Options Survey, drawn by Reed Surveying, Inc. dated December 20, 1988.

3. This approval is dependent upon and limited to the proposal and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plan, proposals, and supporting documents, except *de minimis* changes as determined by the Town Planner that do not affect approval standards, is subject to the review and approval of the Planning Board prior to implementation.
4. If necessary, no work shall be started until the applicant has established a performance guarantee acceptable to the Planning Board.
5. The applicant shall obtain all necessary State and federal approvals before the applicant commences any land use activity pursuant to this site plan approval. If a State or federal agency imposes any more stringent conditions on the applicant or if the other agency's conditions of approval in any way impact the substantive site plan review criteria, the applicant shall return to the Planning Board for review and approval of an amended application.
6. All work shall be completed in accordance with Best Management Practices for Soil Erosion and Sedimentation Control.
7. Receive a wastewater permit.

Unanimous Approval

Consideration of Minutes: January 15, 2014

Aaron Fuchs moved seconded by Debora Levensailor to approve the minutes as presented.

Ms. Levensailor noted that on page 2 under Section 15.3 that the wording of "the project does apply"... should read "the project does demonstrate"... After discussion with the Planner,

Aaron Fuchs amended the motion seconded by Debora Levensailor to accept the minutes of January 15, 2014 as amended. Unanimous Approval

Consideration of Minutes: January 8, 2014

Debora Levensailor moved seconded by David Chipman to accept the minutes of January 8, 2014 as presented. Unanimous Approval

Consideration of Minutes: February 12, 2014

David Chipman moved seconded by Aaron Fuchs to accept the minutes of February 12, 2014 as presented. Unanimous Approval

Planner's Update:

There are two possible applicants under the flexible lot subdivision. Mr. Burr, CPIC Chair would like to thank the Planning Board for their help setting up the ordinance. Ms. Levensailor would like to congratulate the members of the CPIC for a job well done.

Planning Board Meeting
March 19, 2014
Adopted April 16, 2014

David Chipman moved seconded by Debora Levensailor to adjourn the meeting. Unanimous Approval

Meeting adjourned at 8:30 PM

Respectfully submitted by:

Diane E. Plourde
Recording Secretary