

**RICHMOND PLANNING BOARD
TUESDAY, JANUARY 28, 2014
TOWN OFFICE MEETING ROOM
6:00 P.M.**

MINUTES

1.0 CALL TO ORDER

Members Present: Russ Hughes, Jeffrey Severance, Tom Nugent, Larry Srock and James Valley CEO

Lawyer Mark Bower representing Jensen-Baird Firm

Other Present: Dari Hurley- Coldwell Broker agent, Ben Rhein, Katie Rhein, O'Neil LaPlante, Roger Alexander, Leighton Carver, Stephen Bradstreet- Ransom Consulting, Robert Gleason, Robert C. Bodge Jr., Doug Murray, Janet Clement, Kady Gould, Clarence Cummins, Daniel Tompkins, Alice Elliot and Jill Stinson

2.0 UNFINISHED BUSINESS – None

3.0 NEW BUSINESS

3.1 Cindy Meoli - Subdivision Split

Dari Hurley realtor spoke on behalf of Ben & Katie Rhein which they want to split the 78 acres. Request the availability about dividing the 32.2 acres in the future. The owner would need to go in front of the Planning Board to divide in the future. Discussion – none. Back in 2005 the Planning Board approved the subdivision.

Article 7- The board had to decide if this is a Minor Development or Major Development. Tom Nugent made a motion for a Minor Development. Jeffrey Severance seconded. Vote 4-0 for Minor Development. Passed

The Board now goes over the application for completeness for Minor Development. The board went down the list of the application and asked for a copy of the mylar for the project. Tom Nugent asked about restrictions and conveyance transferred to new deed. Agreed. The access to the property would be from Overlook Drive and the owners would join the Langdon Heights West Association. Jeffrey Severance made motion for completeness along with the mylar request. Larry Srock seconded. Motion passes 4-0 for completeness. The public hearing is set for February 25, 2014 at 6:00pm. Discussion over by 6:10pm

3.2 Stephen Bradstreet – Family Dollar Application

Stephen Bradstreet and Doug Murray spoke for the Family Dollar project. The project is an 8300 sq. ft. retail structure, which will be located on the corner of Main Street and William Street. Mr. Murray discuss the driveway will be off Main Street with no vehicle access on William Street. Only pedestrian walk way off of William Street access. There will be 28 parking spaces in the parking lot.

Mr. Bradstreet discuss the project maps to the public. The site will have a granite curb entrance, the existing sidewalk will not be disturbed. There will be 2 ADA parking spaces out front. The dumpster will be enclosed. Will be keeping the 2 existing trees which are 30-40 ft apart on the property. Also keep the 2 existing street lights. The building will have public water and sewer also the utility pole is existing which they will attach too.

Discussion about the wetland which is along William Street behind the proposed building on the .92 acres site size. Family Dollar has already applied for application with DEP for a one-tier permit for the 7800 sq ft project. (It is to avoid or minimize the disturbance of the wetland). The DEP has 60 days to reply. They also sent letters to Native Area Program, Maine Historical Society, which they have replied with no issues. Have not heard back from IF&W yet.

Discuss landscaping for buffer as required which Barry Hosmer Landscaping architect.

Standard sign of Family Dollar which will be illuminated on the building.

Discussion of moving the building closer to the road on Main Street because of the wetland. Could not because of the adequate parking spaces for the business which is needed.

Discuss about balancing the site fill about 500 cubic yds under building or as much as possible.

Dan Tompkins asked about zoning question if allowable in the residential zone? Tom Nugent explained yes it is. Also he is on the Comprehensive Plan Committee and if anyone is interested about the committee or ordinances they should attend the meetings to communicate their concerns. Russ Hughes explains to the audience that Family Dollar does meet all the requirements for zoning then it is ok to go ahead with the project and to consider the abutters and town people opinion.

Lawyer Mark Bower explains to the public that this is not a public hearing, this is a meeting for the completeness of the application. The public hearing will be forthcoming.

Kady Gould asked about the historical preservation of the town. What about the sustainability of the building in the next 10 years or so? Wanted to know if business went out of business what would they do?

Mr. Murray explained they would have a 15 year lease with every 5 years for a renewal term.

Jill Stinson asked about design for our quaint little town, Mr. Bradstreet said the roof peak would 30 1/2 ft. it is about 3 to 4 ft higher than a typical cape.

Russ Hughes explains this meeting is for completeness of the application if complete than at the public hearing there will be time for discussion, we are off course.

This will be a Major Development according to Article 8. After going over application what is needed is: Landscaping Plan, letter from Richmond Utilities District and site walk.

James Valley CEO, has spoken with Police Chief, Fire Chief would like to see final design before development for State Fire Marshall purposes, Highway foreman in reference to drainage to see if there is any issues or concerns on their behalf.

Motion made by Jeffrey Severance to find application complete with exception of the landscaping plan, letter from Richmond Utility District and site walk. Seconded by Larry Srock. Vote 4-0 passes.

Public Hearing will be February 25, 2014 at 6:00pm. Maybe try to get Marcia Buker School for hearing.

Site walk scheduled for Saturday, February 1, 2014 at 3:00 pm. All are welcome.

Larry Srock asked for a stake to be placed to mark where building will be.

Public comment ends 7:15pm.

Board discusses with Mr. Bower about project. The board decided with Mr. Bower that the written decision for this project will be given back to the board within a week after public hearing.

4.0 CORRESPONDENCE

None

5.0 APPROVE MINUTES OF NOVEMBER 26, 2013 MEETING

Motion was made by Tom Nugent to accept the minutes of November 26, 2013 meeting. Larry Srock seconded. Vote passed 4-0.

6.0 ADJOURN

Russ Hughes made a motion to adjourn at 7:40pm. Larry Srock seconded. Motion passed 4-0.

Sharon Woodward, Town Clerk