

# Town of Manchester - PLANNING BOARD

## MINUTES

AUGUST 16, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

<b>MEETING CALLED BY</b>	Leon Strout-Chairman, Jim Pelsor, Tom LeVeen, Stephanie Daggett Nichols , Jeff Reardon
<b>MEMBERS ABSENT</b>	Therese Gay and Charlie Hippler
<b>TYPE OF MEETING</b>	PLANNING BOARD
<b>SECRETARY</b>	Debbie Southiere
<b>ATTENDEES</b>	William Hudson and Tom Choate

## CEO REPORT

<b>WRITTEN</b>	
<b>Site Visit</b>	
<b>6:00</b>	Charlie and Stephanie Hippler: 631 Pond Road
<b>6:15</b>	Scott McCullough: 43 Heron Cove
<b>6:30</b>	Tom Choate -

## Agenda topics

**Tom Choate**  
**1113 Western Avenue**  
**Map U15 Lot 004-00D**  
**Pre-Application for**  
**Self Storage Unit**

<b>DISCUSSION</b>	After the site visit the Board had further discussion about concerns with this project. All the members feel they need more information from DEP and Cobbossee Water Shed before they can make any discussions on this project. The Board is concerned with the impact on the stream (setbacks and runoff). The Board feels a "Permit by Rule" is not enough. They would like Cobbossee Water shed to take a look at this also. Mr. Choate did provide a new proposed site Plan. Mr. Choate will contact Cobbossee Water Shed and is working with DEP.
<b>MOTION</b>	No Motion at this time.
<b>SECOND</b>	
<b>PASS/FAIL</b>	

**Dave & Lisa Bain  
134 Williamson Road  
Map U2 lot 32  
Addition with New Septic**

<b>DISCUSSION</b>	Bill Hudson represented Mr. and Mrs. Bain concerning their addition on their camp. Mr. Hudson stated they would like to change the roof pitch. They would also like to put in a new septic system. They are using a holding tank now. There was a septic system. They would like to redesign it. They share a well with the neighbors. Mr. Hudson also stated the Bain's would not be opposed to removing existing camp and rebuilding. The Board would like to setup a site visit for September 6 <sup>th</sup> @ 6:00. Mr. Hudson will stake out the property.
<b>MOTION</b>	No motion at this time.
<b>SECOND</b>	
<b>PASS/FAIL</b>	

**Charlie and Stephanie Hippler, III  
631 Pond Road  
Map U 04 Lot 25-2  
Conditional Use Shoreland  
Build a Seasonal Camp**

<b>DISCUSSION</b>	After the site visit the Board feels all criteria have been met.
<b>MOTION</b>	Motion made by Jim Pelsor to approve
<b>SECOND</b>	Second by Tom LeVeen
<b>PASS/FAIL</b>	Vote to approve 5-0

**Scott McCullough  
43 Heron Cove  
Map U05 Lot 006  
Remove/ Build New Shed  
Conditional Use Shoreland**

<b>DISCUSSION</b>	After the site visit the Board feels all criteria have been met.
<b>MOTION</b>	Motion made by Jim Pelsor to approve based on Keegen verification.
<b>SECOND</b>	Second by Stephanie Daggett-Nichols
<b>PASS/FAIL</b>	Vote to approve 5-0

**Minutes**

<b>MINUTES</b>	Minutes from August 2, 2016
<b>MOTION</b>	Motion made by Tom LeVeen to accept
<b>SECOND</b>	Second by Stephanie Daggett Nichols
<b>PASS/FAIL</b>	Vote to accept 4-0

**Tickler File**

<b>TICKLER FILE</b>	Page 90, B3 – Soil Boundaries
<b>TICKLER FILE</b>	Invite David Rocque to Planning Board Meeting
<b>TICKLER FILE</b>	Site Plan Review
<b>TICKLER FILE</b>	Real Estate Signs
<b>TICKLER FILE</b>	Low Value Wet Lands in GD
<b>TICKLER FILE</b>	Changeable signs
<b>TICKLER FILE</b>	Definition of complete application
<b>TICKLER FILE</b>	Develop check list for different types of applications including permits
<b>TICKLER FILE</b>	
<b>TICKLER FILE</b>	

**ADJOURNMENT**

<b>MOTION</b>	Motion made by Jim Pelsor on behalf of Charlie
<b>Second</b>	Second by Tom LeVeen
<b>Vote</b>	Vote to adjourn accepted 5-0

**NEXT MEETING: *September 06, 2016***

  
Leon Strout – Chairman

Submitted by  Debbie Southiere - Secretary