

Town of Manchester - PLANNING BOARD

MINUTES

SEPTEMBER 06, 2016 6:30 PM

TOWN OFFICE CONFERENCE ROOM

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

CEO REPORT

WRITTEN	
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Site Visit

6:00	Dave & Lisa Bain – 134 Williamson Road
6:15	
6:30	

Agenda topics

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

DISCUSSION	Jim Coffin answered all the concerns the Board had at the previous meeting. Board suggested a power easement to the back lot. Mr. Choate does need to get a Permit by Rule Cobbossee Water Shed/Bill Monagle did give approval. Board did state that Mr. Choate will need to put up a buffer between his property and Guillemette. Mr. Choate asked if he could use a fence mesh and use the fence that is already there. The Board was okay with that.
MOTION	Motion by Jim Pelsor to accept as presented with the conditions that the fence must be covered with a mesh and a Permit by Rule be obtained
SECOND	Second by Therese Gay
PASS/FAIL	Vote to pass 6-0

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

DISCUSSION	<p>Bill Hudson represented Mr. and Mrs. Bain. The Bain's would like to remove the existing camp and rebuild. The new camp will be moved back. The Bain's wanted to update the old septic system. They will not be able to do that. The Bain's will update the holding tank to accommodate a third bedroom. They will need to get a variance from the state. They have a 2 year contract with Pat Jackson, Inc. for waste removal. They will only remove 2 trees. Mr. Hudson stated the Bain's would like to bury the electrical. Mr. Strout stated he has concerns with burying the electrical wire. He believes that would disturb the trees. Jim Pelsor would like to see detail for the runoff and erosion control. The Board will need a revised site plan showing the elevations</p>
MOTION	No motion at this time.
SECOND	
PASS/FAIL	

Charlie Hippler Absence

DISCUSSION	<p>Board Members had a discussion concerning the recent illness of Board Member, Charlie Hippler. The Board would like to grant Charlie a leave of absence. They will review again in three months. The Board asked Debbie to draft a letter to the Board of Selectmen asking for a leave of absence. During this leave of absence Leon Strout will only vote to break a tie.</p>
MOTION	Motion by Jim Pelsor to accept leave of absence with a review in three months
SECOND	Stephanie Daggett Nichols
PASS/FAIL	5-0-1 Leon abstained as agreed

**Ordinance
Financial Capacity**

DISCUSSION	<p>Jeff Reardon discussed the ordinance for "Financial Capacity". Mr. Reardon past out copies of what some other towns were using for wording in their ordinances. There is a question of confidentiality. Debbie will check with Pat Gilbert, Town Manager concerning this matter.</p>
MOTION	No motion at this time.
SECOND	
PASS/FAIL	

Minutes

MINUTES	Minutes from August 16, 2016
MOTION	Motion made by Jeff Reardon to accept
SECOND	Second by Jim Pelsor
PASS/FAIL	Vote to accept 5-0

Tickler File

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

ADJOURNMENT

MOTION	Motion made by Jim Pelsor
Second	Second by Stephanie Daggett Nichols
Vote	Vote to adjourn accepted 5-0 Tom LeVeen left just before adjourning

NEXT MEETING: *September 20, 2016*


 Leon Strout – Chairman

Submitted by  Debbie Southiere - Secretary