

Planning Board Meeting

November 26, 2024

7:12 PM

7:55 PM

Board members Keisha Garnett, Dustin Bachelder, Paul Henninger, and Jim Madgey present. Carol Goode and John Bonanno unable to attend. Guy Lehouillier also in attendance.

Meeting opened at 7:12 PM with the Pledge of Allegiance.

Board voted in Jim Madgey as a full member for the meeting in Carol or John's absence

Board approved minutes from August 26th meeting as typed.

No agenda items were added

Heath Rogers dba: Maine Turbo Diesel CUP – There are some concerns regarding the number of vehicles at the property located at 335 New Settlement Road, as well as the use of the adjacent parcel. As stated in the CUP that was granted on February 19, 2024, there are to be no more than 6 vehicles outside awaiting repair, and there seems to be more than that at most times. The property adjacent to this lot also has several vehicles on the property that are thought to be part of the automotive repair shop, said lot is not owned by Heath, and this was not brought to the board when requesting the CUP that the adjacent lot would be used. It was reported that a vehicle caught on fire over the summer, before the garage was built, which is also a concern if it should happen again in the future, especially if there are more vehicles than permitted by the Planning Board.

The Code Enforcement Officer has already spoken with the owner regarding these concerns in the past, with additional concerns of a potential Junkyard, however that was ruled out at the time. The owner was also asked a few months back about the number of vehicles that were on the property, and he stated it was just because they were starting off and it would not stay that way.

The board would like a phone call to be made to the property owner to discuss with them and plan a meeting to revise the current CUP to accommodate more vehicles and discuss putting up fencing. It was recommended that a letter is also sent so that there is something in writing as well.

The board would also like the Fire Chief to be contacted and see if there are any concerns on their end with how many vehicles can be on the property and potential fire hazards.

Board set a tentative date to hold a Public Hearing on Tuesday January 7th. If the timing doesn't work out, then the meeting will be changed to a regular meeting. Either way, the board would also like to review the Junkyard Ordinance.

Meeting adjourned at 7:55 PM.

Respectfully Submitted,

Emma Oueltte