

Planning Board Meeting &  
Public Hearing

February 19<sup>th</sup>, 2024

7:00 PM

9:45 PM

Board members Keisha Garnett, John Bonanno, Guy Lehouillier, Carol Goode, and Dustin Bachelder were present. Several others were present for Public Hearing. (see attached sign in sheet) Paul Henninger also present for the entire meeting.

Keisha opened the public hearing at 7:00 PM for Abner Stoll, Marjorie Gross, and Heath Rogers.

**Abner Stoll Sawmill** – Abner introduced himself and his neighbor Nelson who will be his partner in this business, stating that they are part of the Amish Community in town. Said that they are looking to get a Conditional Use Permit to own and operate a small mill and sell the lumber. They will mostly be using the lumber for themselves but want to make it available to others as well. There will be no store front or any operating hours, just used as needed within reasonable times of the day. They are in the very beginning stages of the project and do not expect it to become anything too big. There were no comments, questions, or concerns.

**Marjorie Gross & Tansy Sanborn Commercial Kitchen** – Marjorie Gross introduced herself and Tansy Sanborn, her business partner. She used to own the bakery in Kezar Falls, and then continued cooking at home when she had her daughter. She would like to open to the public offering pre-made meals and baked goods. There would be no sit-down dining, it would be pick-up only, with the occasional drop-off to local customers. There would be no real hours but would only accept appointments between 12:00 PM and 6:00 PM. Keisha asked what is required from the state and Marjorie explained that she already has the permitting but needs the state health inspector to come out and make an amendment to the permit to accommodate the in-home aspect, compared to the mobile that is already in place. There were no other comments, questions, or concerns.

**Heath & Naomi Rogers Automotive Shop** – Heath introduced himself and wife, Naomi. They currently own a diesel repair shop in Arundel but would like to move it to their home. He plans on building a garage where he would operate his business out of. He does bodywork as well as engine and other mechanical repairs to vehicles. A member of the board asked if he works on big commercial trucks and Naomi explained that they only work on regular pick-up trucks as well as normal sized vehicles, they have no intentions or interest in working on heavy-duty or commercial trucks. Guy asked what his plan was for removing waste, such as oil, tires, brakes, etc.? Heath said that they have a 30-gallon barrel that all the metal and scraps get thrown into and it gets emptied every two weeks from a company. The coolant gets picked up from the distributor, and waste oil gets burned and that is how they plan to heat the garage. All the liquid materials go into double-lined barrels so that they won't leak. There were no other comments, questions, or concerns.

Amy Irish, John & Patricia Shields (owners of Left Antler Gunsmithing), and Eric Noble all spoke for the three requests for CUP's and felt that these were great ideas and great opportunities for the community, and that they support them.

The Public Hearing was closed at 7:15 PM.

The board looked at the Findings of Facts for the three CUP's.

Abner Stoll – Sections 1.3.2 and 6.7.3.4 were approved unanimously with some amendments. No other conditions added.

Marjorie Gross – Sections 1.3.2 and 6.7.3.4 were approved unanimously with some amendments.

Conditions added were as follows:

- No Roadside parking allowed.
- Pick-up of goods will be scheduled to maintain sufficient parking and access for emergency vehicles if ever needed.

Heath Rogers – Sections 1.3.2 and 6.7.3.4 were approved unanimously with some amendments.

Conditions added were as follows:

- Disposal of waste will follow all state laws and regulations.
- No more than 6 vehicles awaiting repair outside of the garage, at a time.
- On-site parking to be maintained to ensure safe access for emergency vehicles if ever needed.

**Abner Stoll and Marjorie Gross's requests for CUP's were approved unanimously.**

**Heath Rogers request for a CUP approved with a vote of 4-1.**

Minutes from January 15<sup>th</sup> meeting approved as typed.

Board addressed Paul Henniger who was interested in the Planning Board position. Paul has experience with construction and seemed very knowledgeable on these topics. The board agreed that he would be a good fit and invited him to the next meeting where he can be sworn in.

The board scheduled the next meeting for March 25<sup>th</sup>, where they will elect a new Chair.

Meeting Adjourned at 9:45 PM

Respectfully Submitted,

*Emma Quелlette*