



CITY OF GARDINER

PLANNING BOARD

Planning Board Meeting Minutes Tuesday, September 13, 2016 @ 6:00 PM

Members Present: Debby Willis Acting Chair Pam Mitchel Diane Morabito
Ron Condon Joel Alexander

Members Absent: Zachary Hanley

Also Present: Barbara Skelton Code Enforcement Officer (CEO)/Assistant Planner
Dorothy Morang, Staff to Planning Board
Todd Valentine, Applicant
Matt Marshall
Don & Patricia McLaughlin, Abutter of subdivision proposed amendment

1.) Call the Meeting to Order

Pam Mitchell called the meeting to order and welcomed everyone. Debby Willis arrived and asked that Pam continue to chair.

Debby Willis moved to have Pam Mitchel chair the meeting. Joel Alexander seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

2.) Roll Call

3.) Review of Meeting Minutes of August 9, 16 & 23, 2016,

August 9, 2016 Acting Chair Mitchel noted a typo on page 5 – the word may should be many. Dorothy will correct it.

Debby Willis moved to accept the minutes with the 1 change. Diane Morabito seconded the motion.

Vote: 3 in favor. 0 opposed. 1 abstained (Joel Alexander was not at the meeting). Motion passed.

August 16, 2016 Diane Morabito noted that she had asked a question and it was not in the notes. On page 2 – the 5 paragraph. Dorothy will add: Diane also asked why the land requirements were the same for commercial and accessory uses. Joel Alexander said it was because of the Best Management Practices requirements.

Ron Condon arrived.

Debby Willis moved to approve the August 16, 2016 minutes with the additions requested. Joel Alexander seconded the motion.

Vote: 5 in favor. 0 opposed. Motion passed.

August 23, 2016

Debby Willis moved to approve the August 23, 2016 minutes as written. Diane Morabito seconded the motion.

Vote: 5 in favor. 0 opposed. Motion passed.

4.) **Public Hearing – Revision to an Approved Subdivision Plan Review**

KNG Holdings, LLC, Owner and Applicant is seeking approval for an amendment to the boundary of subdivision lots 10 and 11 (remaining lands) of a previously approved subdivision named Associated Grocers of Maine Inc., Industrial Park (Approved May 19, 1988, Filed August 22, 1988 Kenn Co Registry of Deeds, Plan File No. E-88194). The properties located on Tax Map 011, Lots 032 and 048 on Market Street are in the Planned Industrial Commercial (PIC) Zoning District.

Acting Chair Mitchel read this agenda item and a letter of Authorization from KNG Holdings, LLC authorizing Todd Valentine to act on their behalf.

Todd Valentine gave an overview of the proposal. He showed maps of the existing properties and the proposed change. He said the building is located on subdivision Lot 11 (Tax Map 11 Lot 32) and it extends out for 90+ acres. They are proposing to square off the lot and add the remaining land from the back of the lot to subdivision Lot 10 (Tax Map 11 Lot 48). Lot 11 was sold earlier this year and the new owner is not interested in the remainder of the land. In doing this, KNG Holdings, LLC will have access to the remainder of the land from Lot 11.

Acting Chair Mitchel asked members if they could hear this application in a fair and unbiased manner. All said they could.

6:32 pm Public Hearing

No comments. Acting Chair Mitchel asked Dorothy if anyone had sent in or come in with any comments. Dorothy said that 2 people from the Blueberry Mobile Home Park had come in and inquired about why they had received a letter – that it didn't have anything to do with them. She explained that the Ordinance requires the Applicant to notify any property owners within 200' of the property being reviewed and their properties met that criteria. They both said they had no problem with the proposal.

6:34 pm Close Public Hearing

Members reviewed Land Use Ordinance Section 14 on Subdivisions. It was determined that this application meets the criteria in Section 14.5.9 and does not require a new application. It is limited in scope to the portion of the subdivision to be revised.

Debby Willis asked how many acres will subdivision lot 10 have when combined. Todd said 51.816 acres.

Members felt that it all seems ok.

Joel Alexander moved that we approve this revision to the plan as it is set forth. Debby Willis seconded the motion.

Vote: 5 in favor. 0 opposed. Motion passed.

Members signed the copies for the Planning Board files and the copy to be filed at the Registry of Deeds. A copy of the recorded plan along with the recording receipt will need to be given to the City to be included in the Planning Board files.

Other

Members signed the subdivision plan copies for approved subdivisions from Developers Collaborative Predevelopment LLC for Senior Housing on property identified as Tax Map 37 Lot 6 and for Multi-Family Work Force Housing on properties identified as Tax Map 37 Lots 6 & 14. Copies included those for the Planning Board files and those to be recorded at the Registry of Deeds. A copy of the recorded plans along with the recording receipts will need to be given to the City to be included in the Planning Board files.

6.) ADJOURN

Debby Willis moved we adjourn. Ron Condon seconded the motion.

Vote: 5 in favor. 0 opposed. Motion passed.