

## **Planning Board Meeting Minutes July 23, 2003**

### **I. ROLL CALL**

Chairman, Susan Dunlap called the public hearing to order at 7:35 p.m. noting attendance of the board as follows: Roland Denby, Everett Whitten, Dwayne Woodsome, Tim Neill and Teresa Lowell.

The public hearing is for Massabesic Health Resources on tax map 4 lot 41 located on Route 202. Myron Edgerly speaks representing the owner, who is present. Sue Dunlap notes for the record that there are no members of the public in attendance.

Myron explains the project. This project is proposed to be on 5 acres of the original lot. It is a 70 x 100 building with a pool inside for therapeutic use. This business is for physical therapy. It is located on Route 202 across from the golf course. It is a vinyl covered one story building. The building will be constructed level with Route 202. There will be a 4' stone bed around the building to handle run off water from the building. There will be paved parking. The parking area is partially within the wetland.

Since there is no public and no questions the public hearing portion of this meeting is closed at 7:46 p.m.

### **Regular Meeting**

### **II. APPOINTMENTS**

Myron Edgerly Site plan application for Massabesic Health Resources on map 4 lot 41. The board discussed whether it should require a peer review. The nitrate study was waived by the board at the last meeting. Dwayne suggested that we review what we did for the funtime application since it is the same lot. The hydro study and the nitrate study were waived for funtime so there was no peer review done on that application. Dwayne Woodsome made the motion that the requirement of peer review be waived on this project because the studies were waived for the previous project, the stormwater is being drained to the back of the property and the lot is big enough to handle the stormwater from this use, and because the finished floor elevation will be at least that of or higher than Route 202. Tim Neill seconds the motion. Motion carries with a unanimous vote in favor.

The checklist for site plan was reviewed and everything was found to be satisfactory.

Tim Neill made the motion to approve the site plan application of Massabesic Health Resources on map 4 lot 41 with the following conditions:

Contingent on DOT approval of the entrance.

Provide a set of certified as built plans confirming the elevations of the site and that the project is constructed according to the approved plan.

Verify with DEP whether they need Permit by Rule to alter the wetland area where the

parking is.

Everett Whitten seconds the motion. Motion carries with a unanimous vote in favor.

The site plan was signed by the board.

### III. MINUTES OF PREVIOUS MEETINGS.

The minutes of July 2 were corrected as noted at last week's meeting. Dwayne Woodsome made the motion to approve the minutes of July 2. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

Everett Whitten made the motion to approve the minutes of July 16 with the corrections as discussed. Minutes to be signed next meeting after the correction are made. Roland Denby seconds. Motion carries with a vote of 4-0-1 with Dwayne Woodsome abstaining, as he was absent for most of that meeting.

## IV. REPORT OF OFFICERS

Patti reports from the code enforcement office that all but 5 subdivision growth permits have been issued for the fiscal year July 1, 03-June 30, 04.

## V. OLD BUSINESS

The board decided to hold the boat ride / site walk on Tuesday August 12. The board will meet at the public boat launch at 6 p.m.

## VI. COMMUNICATIONS

### VII. MISCELLANEOUS

### VIII. NEW BUSINESS

Everett Whitten asked to be excused from the board to make a request of the board. Dwayne asked if the board should allow it where Everett is not on the agenda? Everyone agreed that Everett will be placed on the agenda at the next meeting to make his request.

### IX. ADJOURNMENT

Everett Whitten made the motion to adjourn at 8:30 p.m. Tim Neill seconded. Motion carries with a unanimous vote in favor.