

Dresden Planning Board
P. O. Box 30
Dresden, Maine 04342
Meeting minutes for Monday, October 04, 2021

Present – Jeff Pierce (Chairman), Dan Hanley (Vice Chairman), Peter Elvin, Steve Stone, Dawn Pallis, Jay Cummings and Teresa Simpson (new member replacing Patty Stewart).
Others present – Shari Lilly (recording secretary).

NOTE: As per order of the CDC and the Governor, relaxed CoVid-19 guidelines are being applied.

Meeting was opened at 6:30 p.m. by the Chairman, Jeff Pierce. The Pledge of Allegiance was recited. Jeff introduced our new member, Teresa Simpson, who is filling the vacancy left by Patty Stewart. She gave a brief introduction of herself and her background. The Board members welcomed her and the knowledge and wisdom she brings to the Board.

ITEM #1 - Review minutes of September 20, 2021 - Peter made one minor note that the word following should be 'followed' for clarity of the sentence. Also, Jay was mentioned under the adjournment in the previous minutes, however he was not present at the last meeting. Dan made a motion to approve with the corrections; Peter seconded. Motion passed by a show of hands with two (2) abstentions (Jay & Teresa).

ITEM #2 – Public Hearing - Richard Condon – Gravel Pit – Ludwig Road – Request for amending of existing Conditional Use Permit – Map R06, Lot 067 – Mr. Condon has requested a postponement due to unforeseen circumstances. We will continue his request at our next meeting on October 18. All interested parties will be notified as requested.

ITEM #3 - Old Business - a.) Calista Vista - Kirsten Hebert and Chris Cossette have done a lot to the status of the property including a HOA and road improvements. Allan Burke has said he will give up his rights to the road and he plans to put the 'Common Area' on his deed. One other owner has stated he/she wants to put a Connex box in for solar. When asked what one of those is, Jeff explained it's a metal box which many people convert into a mobile home, etc. Steve mentioned that Allan Burke may want to put another house on his property; possibly for his son, adding that he is the only one with enough property to do it with. Jeff continued by saying that Ms. Hebert and Mr. Cossette have now gotten all eight (8) of their lots together as one. Jeff said the owner of Lot #1 hasn't been involved with the HOA and now the HOA has put a lien on the property which is okay to do according to the agreement. Mr. Burke will have his taken off the deed. Jeff added that there just may be a few of the Connex set up there. Time will tell.

b.) Discussion on Dresden Land Use Ordinances - Workshop date TBD.

c.) Special paper - Jeff said we will not discuss the Condon project, but he did give all members a paper with the statistics regarding decibels. Also he has already given copies of the Article 375 from the DEP.

ITEM #4 - New Business – Nothing at this time. We hope to get going on the ordinances. Jeff explained to Teresa that the TOD doesn't have a set of building codes, so some ordinances we have do not apply.

b.) We need to elect a new Board Secretary which was the position that Patty Stewart held. It was explained that the Board Secretary fills in for the Recording Secretary when needed. Dan nominated Teresa; Dawn seconded and the motion passed unanimously by a show of hands.

c.) Jeff mentioned that someone had inquired about an Adult Business application. He gave them the paperwork, but he has not heard back.

ITEM #5 – Other Business – None.

ITEM #6 - Adjournment – Teresa motioned; Dan seconded. So voted at 7:00-p.m.

Respectfully submitted,
Shari Lilly (Recording Secretary)