

5/30/17

TOWN OF GOULDSBORO

PLANNING BOARD

Minutes of the Public Hearing and Special PB Meeting for Bunker's Wharf

Attendees: Ray Jones, Chairman	Fred Cook, Member
Jeff Grant, Vice Chair	Ken Thibault, Alternate
Bonnie Kane, Alternate	Rebecca Albright, CEO & LPI

Also in attendance: Dana Rice Jr. & Kristin Giroux (Bunker's Wharf's Applicants), as well as 15 interested members of the public.

The Chair declared the Public Hearing open. The board stated that they reviewed the Site Plan application for its completeness. Several questions were raised by the board to better understand the details of the application. The applicants were able to clarify several of the issues that were raised.

Certified Survey Map by Registered Land Surveyor:

The board asked if the applicant had a survey map of lot as one was not included in the application as required. The board was advised that the original owner of Bunker's Wharf had to secure a survey for the bank and that the applicants had been trying to obtain said survey. Applicants believe they may have a copy in their records and will locate and provide to CEO or Chair of Planning Board. The board asked about the location of Ozway Road as it relates to the northern boundary line of the lot. There was discussion on the location of the side lot line, the private road in question and the adjoining neighbor's lot line. The adjoining neighbor was in attendance and stated her belief that the applicant had cut and cleared on parts of her land. Both parties believe they own parts of the roadway. The board stated the need for the applicant to provide a certified survey map so this issue could be resolved. The neighbor was advised that she was welcome but not required to provide her certified survey map.

Sketch Map:

Well: The board asked for the location of the well, which was missing on the applicant's sketch map. The applicant drew the well location onto map.

Setbacks: The board asked if parking areas were set back 25 feet from northern side lot line and 25 feet from roadway as required by Site Plan Review Ordinance.

Water Test Results:

The board asked if the applicant had received a more recent water test result stating all aspects were within normal range, as the one submitted with the application had at least one important aspect outside normal range. The applicant received correspondence from that office today but had not yet opened to examine. The applicant agreed to get updated water test results to CEO right away. Applicant stated that professional installation of a chlorination system should assure good water test results. The CEO asked that copies of the monthly water test results be provided to the CEO on a timely basis. The CEO also suggested that due to possible patron chlorine sensitivities that a notice of its use be posted.

Septic:

The applicant stated that the new septic tank installation is complete along with the accompanying alarm system. The board asked for clarification on the size of the tank as two different figures were indicated in application. Applicant state the installed tank is 2,000 gallons as there was not enough room for the 3,000 gallon. The applicant has been advised by tank installer to pump the septic tank every 30 days, or sooner if needed. The CEO asked if there was documentation of the septic field's dimensions and

ability of concrete chambers being able to withstand the driving/parking on by vehicles. Applicant advised that these chambers were pre-existing and they were uncertain of documentation. The CEO stated it would be prudent to see if LPI that approved/inspected original installation would attest to the size of the septic field and strength of the concrete chambers.

Solid Waste/Trash:

The board asked if the applicant had contracted for solid waste removal. Applicant advised they have contracted with Mark Wright Disposal.

Lighting:

The board advised that all new or replacement exterior building and sign lighting is to be positioned in a downward direction.

Hours of Operation:

Hours of operation are 11am to 10pm Thursday, Friday and Saturday and 11am to 9pm Sunday thru Wednesday. Open into November, December parties, then closed until Mother's Day.

Wharf:

The board asked if applicant will be working on wharf and surrounding area. The applicant stated they are not undertaking this at the current time. The board advised that because the wharf is within the floodplain (Zone VE15) any work to upgrade etc will require an application for a permit under the Town's Floodplain Management Ordinance following the receipt of Army Corps of Engineers and DEP permits.

The only other question from the audience was with regard to the fact that the original owner of Bunker's Wharf did not have to submit a Site Plan App. The board stated that Bunker's Wharf originally opened before the Site Plan Ordinance was adopted by the town.

Closing the Public Hearing, the Chair opened the Special meeting of the board, seating both alternates and then asking for a vote, either approving or rejecting the Application.

A motion was made and seconded to approve the Permit, with Conditions. Said conditions are:

No later than Thursday morning (June 1st):

1. The applicant will provide the CEO with the latest water test showing all aspects are within normal range. This must be substantiated before restaurant may open.

Before the Planning Board meeting on Tues June 6th the following is required to be provided to the CEO:

2. A certified survey map of lot by a registered Land Surveyor

Within 30 days the following is required to be provided to the CEO:

3. Copy of solid waste disposal contract with Mark Wright
4. Validation of the 25 ft parking setback both front and side
5. Validation of parking ability on top of the concrete chambers

Every month:

6. Results of the monthly water test will be provided to the CEO

In the future:

7. Any development activity undertaken on the site must come before the CEO/Planning Board for review and permitting (such as, but not limited to, dock and associated roadway or grading, patio improvements/enclosure)

A unanimous vote followed.

As approved, the finding of facts meets the standards of approval with the stipulated conditions listed above.

Meeting adjourned at 7pm

Respectfully submitted by Ray Jones, Acting Secretary

Ray Jones *Jeff DeHart*

Fred Cook *Bonnie Kane*