

Town of Manchester - PLANNING BOARD

MINUTES

7/16/19

6:30 PM

TOWN OFFICE CONFERENCE ROOM

MEETING CALLED BY	Chairman-Leon Strout, Tom LeVeen, Terry Gay, Tim Nevins, Jeff Reardon, James Hippler
MEMBERS ABSENT	Stephanie Daggett Nichols
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debora Southiere
ATTENDEES	Brad Luker-CEO, Jim Coffin, Gary Violette

CEO REPORT

WRITTEN FORM	
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Site Visit

VISIT	
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Agenda topics

Election of Officers

MOTION	Jim Hippler nominated Leon Strout for Chairman (Leon will abstain from voting unless there is a tie)
SECOND	Second by Tom LeVeen
PASS/FAIL	Vote 5-0-1
MOTION	Jeff Reardon nominated Tom LeVeen Vice Chairman
SECOND	Second by Tim Nevins
PASS/FAIL	Vote 5-0-1

**Violette Properties, LLC
Western Avenue
Map U11 Lot 4-1
General Development/Minor
Proposed 4,000 SF Office Building**

DISCUSSION	<p>Jim Coffin presented plans for Violette Properties, LLC to build a 4,100 sq. ft. office building. The business will provide jobs for 8 to 10 employees. Jim also provided letter from Greater Augusta Utility District stating the water supply is adequate for the needs of the new building. Jim provided a copy of a letter to Cobbossee Watershed District providing Phosphorus Report. The Board discussed have the parking in the rear and side of the building. Jim Coffin explained why this change would not work with the setbacks. The ordinance allows for the Board to make an exception.</p> <p>Conditions for approval:</p> <ul style="list-style-type: none"> Approval from Bill Monagle/Cobbossee Watershed District Expand Phosphorous Buffer by 25 feet Approval from DOT Approval from Manchester Sanitary Planting of Buffer continuous of evergreens
MOTION	Motion by Jeff Reardon to approve permit with the conditions listed above
SECOND	Second by Jim Hippler
PASS/FAIL	Vote 5-0 to approve

**Milligan Rentals, LLC
Gary Violette
9 Violette Way
Map U11 Lot 001
General Development/Minor
Addition on Building for Storage**

DISCUSSION	<p>Jim Coffin presented the plans to build an addition on the end of the building at 9 Violette Way. This addition will be used as storage for sand and salt. The addition would impact the wetland area by 105 sq. ft. The Board asked if the building could be reconfigured to not impact the wetland area. Jim Coffin and Gary will redesign the building so as not to impact the wetlands. The Board asked that the new plans show the property lines.</p> <p>Conditions: Redesign so as to no change to the impact of the wetlands Clarify the property line</p> <p>Jim will present the new plans to CEO, Bradford Luker for final approval.</p>
MOTION	Motion by Jeff Reardon to approve with the conditions above
SECOND	Second by Jim Hippler
PASS/FAIL	Vote 5-0 to approve

Minutes

MINUTES	Minutes from June 18, 2019
MOTION	Motion by Tim Nevins
SECOND	Second by Terry Gay
PASS/FAIL	Vote 4-0-1 to approve

TICKLER FILE

TICKLER FILE	Page 90, B3 – Soil Boundaries
TICKLER FILE	Site Plan Review
TICKLER FILE	Low Value Wet Lands in GD
TICKLER FILE	Revisit Parking
TICKLER FILE	
TICKLER FILE	

ADJOURNMENT

MOTION	Motion to Adjourn by Jim Hippler
SECOND	Second by Tim Nevins
VOTE	Vote 5-0

NEXT MEETING: 8/06/2019

Leon Strout – Chairman

Submitted by _____ Debora Southiere - Secretary