

Mechanic Falls Planning Meeting

December 16, 2019

MEMBERS PRESENT:

Walter Goss-Vice Chair
Paula Stotts
Forrest Martin
Lou Annance-absent

Jeremy Klar-absent
Lou Goulet-Chair
Paula Bolduc

STAFF PRESENT:

Fred Collins-CEO
Julie Ward- Town Clerk

OTHERS PRESENT:

Nick Konstantoulakis-Council
Virgil Salley
Louise Salley

IV. General Reports

4.1 Meeting Minutes

Walter Goss motioned to approved minutes for November workshop seconded Paula Stotts, not enough votes, will vote on next meeting.

V. Old Business

NONE

VI. New Business

6.1 Salley's Auto Sales

The Planning Board wanted to follow up with complaints that were coming in about Salley's Auto. Most of the complaints were appearance of the yard. Mr. Salley explained that he had just under 40 vehicles which is what he was approved for. He does have some vehicles that have been fixed and waiting for the customer to pay. He does have a couple dealers that bring vehicles to be fixed and then sent back. He was asked to put a fence up a while ago and has done so. He explained that his business is doing really well and its hard to turn people away. He told the planning board that he will continue to work on the clean up around the garage and make it the best he can with the space and amount of work he has going on right now. Lou Goulet stated that the Planning Board will follow up with Mr. Salley around June to see how things are progressing.

6.2 The Elm's Hotel

John Simard submitted application for expansion, he was ill and unable to attend the meeting. CEO Collins

stated if the Planning Board would like to wait to go through the application they could, but left it up to the board. Paula Bolduc motioned to review the application with applicant not present, seconded by Forrest Martin, all in favor, so voted.

1-13 okay

14. Not near wetland

15-19. okay

20. Sewer should be public not

21. Plenty of parking available

22. okay

23. Sprinkler system will be determined by Fire Marshalls office. It should not be made by planning board.

Walter Goss motioned to waive green space requirements (page 72-73-D1) Motels and Inns. Seconded by Forrest Martin, all in favor so voted.

24. The Main Hotel should be done.

25. State licensing required

26. okay

Paula Bolduc motioned to accept the application as complete, seconded by Forrest Martin, all in favor 3-1.

Paula Bolduc motioned to accept the application as modified and grant contingent on the Fire Marshalls approval, seconded by Forrest Martin, all in favor 3-1.

Paula Stotts stated that she would like on record, that she opposed to approving application due to Ordinance stating the Planning Board cannot give approval prior to Fire Marshall Office approving. (Page72/73 D).

6.3 Town Email Address for Planning Board.

This was just a quick up date on making sure everyone had the email address and passwords. The majority of the planning board said they would not have any use of using the Town Email accounts, they would prefer having paper.

7.0 Ordinance

None

8.0 Executive Session

None

9.0 Adjourn

Paula Bolduc motioned to adjourn, seconded by Paula Stotts, all in favor, so voted Meeting adjourned at 7:44pm