

Town of Greene, Maine
Planning Board Minutes
September 10, 2013

John Bennett, 946-4125
Peter Jolicoeur, Secretary & Associate, 946-7250
George Schott, Treasurer, Associate, 946-7972
Mark Randall, 946-5108
Glenn Chateauvert, 375-7278

CALL TO ORDER

Acting Chairman George Schott called the Planning Board meeting to order at 7:00pm. Mr Schott then read the announcements.

Those Members present were Mark Randall, Glenn Chateauvert, John Bennett and George Schott, absent was Peter Jolicoeur. Also present was CEO Ken Pratt.

I. ANNOUNCEMENTS:

These minutes were written from the viewing of the video of the Planning Board Meeting of September 10, 2013.

- (A) Planning Board Agenda for the October 8, 2013 meeting closes September 24, 2013.
- (B) Next regular Planning Board Meeting is **October 08, 2013** at 7:00PM at the Greene Town Office.
- (C) All AVCOG fees must be paid prior to the signing of the Final Mylar.

II. MINUTES FOR PLANNING BOARD MEETING

Mr Randall made the motion to accept the minutes from the July 09, 2013 meeting, Mr Chateauvert seconded the motion. The vote was 4 yes.

III. TREASURERS REPORT

There was no Treasurer's report this evening but there have been no known changes to report.

IV. CEO REPORT

Mr Pratt reported the Finding of Fact and mylars for Evergreen Subdivision were signed and delivered. There was nothing new happening in the town that required permits other than a few additions.

Mr George Schott then turned the chair over to Mr John Bennett at 7:10pm.

OLD BUSINESS:

VI. NONE

NEW BUSINESS:

VII. FAMILY DOLLAR (Pre-Application)

Mr Doug Murray, Developer, was present this evening representing Family Dollar. Mr Murray stated that the Family Dollar Stores are looking to purchase part of a parcel of land on Rte 202 to develop an 8,320 sq ft retail store. The building will be pre-engineered to Family Dollar specification with the lot being developed to the town of Greene specifications. The Family Dollar business is looking to move out of strip malls and own the buildings they occupy. Mr Murray stated they have already spoken with the MDOT and they are looking to Family Dollar to help fund the changes to that section of route 202. He was asking the board to write a letter of support for the development with limited access from West Main St. The MDOT would like them to have truck access from that side of the property. The town prefers they have truck access off route 202. He also stated the existing drainage ditch would be moved and the guard rail will be redone.

Mr Murray continued with a brief description of the types of products that will be sold stating there will be no deli or alcohol sold in the store. He then asked the board if there was any objection to this business being here and would they be able to move forward with their plans. After a brief discussion Mr Schott stated that he supports this type of business in Greene and that his past business experiences with Family Dollar has been favorable. He also stated that he wasn't comfortable with a letter being written by the board in support of the project when the plan hasn't been reviewed but urged Mr Murray to continue and submit a plan. The other board members were in agreement with Mr Schott.

There was then a discussion about access from West Main St, a residential area, and whether Family Dollar would be purchasing more land there. Mr Murray stated that Family Dollar was only interested in purchasing the piece of the property on route 202 and not purchasing anything for access from West Main St. The board then suggested they have an independent traffic study done at that location to determine the impact to be included with the plan. Other documents that should be included are; Wet Land Study, Storm Water Analysis, and a copy of the State Permit of Access.

There was then a discussion about water drainage with a brook nearby that needs to be avoided and keeping the building away from any wetlands. The remainder of the parcel will be staying with R&S Construction but future development could be effected by the location of Family Dollar. There was mention that the lot can some times be wet. Mr Bennett than stated that he had walked across the lot after all the rain and it seemed to drain well.

Then there was a discussion about the amount of fill that would be hauled and if the building was going to be at a higher level. Mr Murray stated that the building would be at the level the property is now with the exception of what is needed for the construction of the building and the parking area. It was also determined that minimum lot size is met for the Village II District.

Other considerations discussed to be included in the plan were; Watershed map and appropriate Phosphorous Analysis, Exterior Light Plan that should not be effecting nearby neighborhoods, buffers to eliminate noise to any residential area, responses from the Fire Department and Greene Highway Department, document of Right Title and Interest, and a Sketch Plan.

George motioned to find the pre-application complete. Mr Chateauvert seconded the motion. The vote was unanimous.

The Site Visit was then scheduled for October 1, 2013 at 6:00pm, abutter notices will be sent out and posters placed around town.

There was then a brief discussion about; Public Hearing schedule, timing of construction, requirement of irrigation and mulch, size and location of signs, watersheds and where the water goes.

IX. INFORMATIONAL EXCHANGE

NONE

X. CORRESPONDENCE

A letter from the National Flood Insurance Agency, which created confusion as to why the board was receiving it.

Seeing no other discussion, Mr. Schott made a motion for adjournment. Mr Randall seconded the motion. The Board Members voted unanimously to adjourn the meeting at 7:51pm.

Respectfully submitted by,

Peter Jolicoeur
Secretary