

07/21/05

Minutes
Town of Damariscotta
Planning Board Meeting
July 21, 2005
Continuation of July 11th regular meeting

Contents

1. Sonya Hunt – Change in Use Application – Jackie’s Trail – Coastal Kids Pre-School

Roll Call

Chairman George Parker called the meeting to order at 7:30 p.m. There was a quorum present throughout. Members present were Paul Stevens, Wilder Hunt, and George Parker. The audience included:

- Scott Hilton, Biscay Road, Damariscotta – Abutter to Coastal Kids Preschool project on Jackie’s Trail
- Carollee Hilton, Biscay Road, Damariscotta – Abutter to Coastal Kids Preschool project on Jackie’s Trail
- Sonya Hunt, 150 Hunt Hill Road, Newcastle – Applicant Representative, Coastal Kids Preschool, Change in Use for Jackie’s Trail
- Bob Petti, 25 Lewis Point Road (P O Box 1270) Damariscotta – Applicant Representative, Coastal Kids Preschool Change in Use application for Jackie’s Trail
- Nan White, 49 Mills Road, Newcastle – Applicant Representative, Coastal Kids Preschool, Change in Use application for Jackie’s Trail

1. Sonya Hunt – Coastal Kids Preschool – Change in Use Jackie’s Trail

Chairman George Parker asked if Ms. Hunt had the proof of notice missing at the last meeting. Hunt stated that she knew for a fact that notices had been sent but still did not have the copies of the notices from the attorney’s office. She told the Board they had been missing each other all day.

Scott & Carollee Hilton were present as abutters. Scott Hilton told the Board that the only way they knew there was a meeting was by

reading the Lincoln County Newspaper and seeing the notice. George Parker specifically asked Ms. Hunt if the notices were sent certified. Ms. Hunt stated that she knew that the attorney sent the notices by certified mail. Parker stated that the attorney contacted him the day after the last meeting and told him that he had hand delivered each notice. Parker stated he told the attorney to send out certified letters of notice. Parker then asked if Hunt had received any green slips back from the mailing. Hunt stated that she was under the impression that the attorney was going to get them directly to Parker for this meeting. Hilton stated that he would follow up with the post office at a later date, but stated that it did not hinder him either way.

Parker stated that it was imperative that proper notice be given to all abutters. Parker stated that this would hinder action by the Board on this issue. Parker stated it was not whether or not an abutter received the notice, it was having proof that notice was sent by certified mail. Parker then stated that sometimes things get dropped off at the town office for him, but they usually call if something comes in and they had not. The Secretary, Becky Bartolotta offered to go check the Town Office as a Town Office employee was working late on this night. There was nothing waiting for Chairman Parker at the Town Office.

Parker told the Board that they could listen to the Hilton's concerns, if any at this meeting and then get the proof of notice and possibly meet again next week to formally act.

Scott Hilton spoke to the Board about the fence he gave permission to the previous owner to construct within the right of way. Hilton told the Board that the previous owner had requested the ability to place the fence in the right of way to ensure clients knew to continue up the driveway. Hilton told the Board that it was the understanding at the time that the fence would come down, once the drive was in place. Hilton indicated that he would like that fence taken down. Parker asked if the fence blocks the roadway. Hilton stated that it did. It was the consensus of the group that this issue would be one that the current owner could address before the sale, as it was his agreement, not the Coastal Kids Preschool.

Hilton spoke of a buffer between the properties to protect his area. He stated that in the fall and winter there is a lot of headlight illumination that comes into his home from that drive, so he'd like to see a better buffer put in place. Hilton also stated that he had in the past had children wander through the trees and into his yard from the site, and would like to prohibit that, mainly for their safety. Hilton stated he was not fussy about the type of buffer.

Hilton stated that he had issue with how the snow was plowed last winter and would like the buffer to assist with that as well. Most of that yard's snow ended up in his yard.

Parker stated that the headlight illumination may not be as big a problem in the evenings because this type of use is mornings only. Hunt indicated that there is a small studio on the premises that they may rent out to certain groups in the evenings.

Parker told Hunt to just have the current owner remove the fence prior to the closing on the property and that should solve that concern. Hunt told the Board that they would not have any children running around unattended on that side of the building. She went on to say that they would have a fenced in playground at the rear of the building where the children would be contained to. Hunt then asked if they were asking for a fence buffer down the entire length of the property line. Parker stated no, they would need to figure out the best location to block the most illumination.

Considering proof of notice was still absent, thus making the application incomplete, the Board opted to table the discussion for this night and continue with the meeting on Monday, July 25th at 7pm, with certified mail notices!

Adjournment: The meeting was not adjourned; the discussion was tabled at 9:00 pm. The Board is scheduled to take up the application for Change in Use by Coastal Kids Preschool again on Monday, July 25 at 7pm.

George Parker, Chairman

Jonathan Eaton

Wilder Hunt

Respectfully Submitted by:

Paul Stevens

Rebecca J. Bartolotta

Fred Sewall

DAMARISCOTTA PLANNING BOARD