

**07/25/05**

Minutes  
Town of Damariscotta  
Planning Board Meeting  
July 25, 2005  
Continuation of July 11<sup>th</sup> 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 7:00 p.m. There was a quorum present throughout. Members present were Paul Stevens, Wilder Hunt, Fred Sewall and George Parker. The audience included:

- 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**

Sonya Hunt was present representing Coastal Kids Preschool. Chairman Parker had certified notice slips in hand! Parker asked Hunt if the fence in the right of way issue had been resolved and Hunt stated that it had, they were going to take it down and re-use it elsewhere on the site.

Nan White asked the Board if CKP were legally required to buffer the property line to shield the headlights. Parker stated that by filing a Change in Use application, being a non-residential use, the buffer zone requirements are triggered. Parker stated that the Planning Board was a clearing house for airing those concerns and making sure a halfway

ground is met and adhered to.

Parker told White that the buffer wording will become part of their approval. Fred Sewall stated that he was not present for the Hilton's concerns, but he finds it hard to believe that headlight illumination is that significant of an issue. He stated that the requirements should be reasonable as far as the cost to solve the problem.

Hunt stated that she would continue talking with the Hilton's to make sure things go ok. She stated that they have the fencing from their old playground, so they have fencing and they will do what they can to block the headlights from the Hilton's home. Parker told Hunt that if the two parties could not come to a reasonable agreement, come back to the Board and they will play mediator and do a site visit and narrow down exactly what needs to be done and where.

Wilder Hunt made a motion that the Board consider the application complete. Paul Stevens seconded the motion. The Board voted 3-0 to consider the application complete.

Wilder Hunt made the motion to approve the application for Change in Use with the contingency that a buffer to shield the headlights from the Hilton's home.

Paul Stevens seconded the motion. The Board voted 3-0 to approve the application for Change in Use with the attached contingency.

**Adjournment:** Paul Stevens made a motion to adjourn the meeting at 8:00 pm. Wilder Hunt seconded the motion. The Board voted 3-0 in favor of adjourning.

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George Parker, Chairman

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Jonathan Eaton

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Wilder Hunt

Respectfully Submitted by:

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Paul Stevens

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Rebecca J. Bartolotta

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Fred Sewall

DAMARISCOTTA PLANNING BOARD