

**Durham Planning Board
Meeting Minutes
February 6, 2019**

Note: The DVD recording and/or streaming videos located on the Town's website are legal records of this meeting. Copies of the DVD recording are available by contacting the Town Office.

Call to Order: John Simoneau calls the meeting to order at approximately 6:35 p.m.

Members present: Chairman John Simoneau; Vice Chairwoman Anne Torregrossa; Brian Lanoie; Bonnie Cobb; and Allison Goodridge, Associate

Establishment of Quorum: Chairman Simoneau announces a Quorum has been met with five (5) members present.

Pledge of Allegiance: Done

Amendments to the Agenda: None

Approval of Minutes: Minutes from the January 2, 2019 regular meeting and the January 16, 2019 special meeting are approved, with amendments.

Public Comment: None

Continuing Business: Heather Roy Conditional Use Permit for a daycare

Chairman John Simoneau recuses himself from the discussion, Alternate Allison Goodridge sits in his place. Bonnie Cobb recuses herself from the discussion.

Brian Lanoie Moves to find the application for the daycare is complete. Allison Goodridge Seconds. Motion Carries 3-0.

Brian Lanoie Moves to find that the applicant has sufficient water available for the proposed use with a well on site and should have sufficient capacity for post use. Allison Goodridge Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the standard is met and the applicant will not cause undue air or water pollution because the drainage across the property has been addressed properly and there are no gases to pollute the air. Allison Goodridge Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant meets the criteria and will not cause undue soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result. Allison Goodridge Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that based on the Maine Department of Transportation permit that there is at least one parking space for each person at any one time that the applicant meets the criteria and will not cause highway or public road congestion or unsafe conditions with respect to the use of the highway or public road existing or proposed. Brian Lanoie Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the application has met the condition and will provide for adequate sewage disposal in conformity with the State Plumbing Code and all other applicable regulations, either with the system as designed or an improved system to meet the needs of the day care to be installed by June 15, 2019. Allison Goodridge Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant does have adequate fire protection based on the closeness of several fire ponds, as well as the fact that there are no fire hydrants in town. Brian Lanoie Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant will not have an undue effect on the scenic or natural beauty of the area, aesthetics,

historic sites or rare and irreplaceable natural areas, any deer wintering areas identified by Maine Department of Fish and Wildlife or other agency or any public rights for physical or visual access to water bodies because it is a fairly small existing site without deer wintering areas or plants on the endangered species list and minimal, if any, historic resources. Brian Lanoie Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant will not adversely affect the quality of any bodies of water or shoreline within 250 feet or because there are no such bodies of water or shoreline. Allison Goodridge Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant will not, alone or in conjunction with existing activities, adversely affect the quality of quantity of ground water because there is an upgraded septic system and erosion control installed at the site. Allison Goodridge Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant is not in a 100-year flood zone and does not require a condition of plot approval. Allison Goodridge Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitats because it is a residential use in a fairly developed area. Brian Lanoie Seconds. Motion Carries 3-0.

Anne Torregrossa Moves to find that the applicant will not place an excessive burden on the ability of the Town to provide municipal, governmental or educational services. Brian Lanoie Seconds. Motion Carries 3-0.

The Board schedules a Site Walk for 5:45 p.m. on Monday, March 11.

Anne Torregrossa Moves to Table the application until March 11. Brian Lanoie Seconds. Motion Carries 3-0.

Chairman's Comments:

John Simoneau announces that the next regular meeting of the Planning Board will be held on March 11 at 6:30 p.m. at the Town Offices.

Applications with nine (9) separate packets of supporting documents are due at the Town Office no later than the close of business, 4:30 p.m., on March 1.

Anne Torregrossa Moves to adjourn the meeting at 9:02 p.m. Brian Lanoie Seconds. Motion passes 5-0 and the meeting is adjourned.

Respectfully submitted,

Kathy Dion
Meetings Secretary