

MINUTES  
TOWN OF TOPSHAM  
PLANNING BOARD MEETING  
JULY 5, 2011, 7:00 P.M.

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MEMBERS PRESENT: Donald Spann  
Ronald Bisson  
Scott Libby  
Stephen Mathieu  
Bruce Van Note

MEMBERS ABSENT: Michael Colleran and Jay Prindall

STAFF PRESENT: Planning Director, Rich Roedner, was present representing the Planning Staff.

A meeting of the Topsham, Maine Planning Board was held on Tuesday, July 5, 2011 at the Municipal Building at 100 Main Street, Topsham, Maine.

**1. CALL TO ORDER AND ROLL CALL**

Chairman Spann called the regular Planning Board Meeting to order and asked the recording secretary to conduct the roll call. Roll call was conducted and it was noted that all members were present, except for Michael Colleran and Jay Prindall, both having been excused.

**2. MINUTES FROM THE JUNE 21, 2011 MEETING**

Motion was made by Mr. Van Note, seconded by Mr. Libby, and it was

VOTED

To approve the minutes of the June 21, 2011 meeting, as amended.

The vote was 4 - 0 with 1 abstention - Mr. Mathieu. (Amendments included: Pg. 1, item 3, 3rd line down, change "Damon" to "Crowley." Pg. 2, under "VOTED" delete the word "Re-subdivision" and replace with "amendment to the subdivision plan." Pg. 2, paragraph following "VOTED," 4th line down, strike out "five year" and add "a five-year wait.")

**3. SKETCH PLAN - HEAD-TO-TOE PHYSICAL THERAPY AT 439 LEWISTON ROAD HAS PROPOSED A FACILITY AND PARKING EXPANSION. THE OWNERS ARE JILL PARTRIDGE AND KAREN KRZYDA. PROPERTY IS IDENTIFIED BY TAX MAP R06, LOT 043.**

Karen Krzyda reviewed two sketch plans of her business at 439 Lewiston Road. The business is owned by Ms. Krzyda and Jill Partridge, who was also present at the meeting. Ms. Krzyda told the board that the business has grown to the point where additional parking spaces are needed. She also wants to expand the building in two locations, one

of which is making an improved access via steps and a ramp and the second expansion is a small 140 s.f. expansion at the front corner of the building.

One possibility showed 6 handicapped parking spaces along the property line. Currently, parking is located to the rear of the building, but it is difficult for those with physical mobility challenges to handle the 8% grade. Ms. Krzyda said that often clients park at the door and staff has to leave the office to park their vehicles for them.

A second proposal included the building improvements but only 5 handicapped parking spaces along the property line. It was noted that the abutter to the left of the property has requested that parking does not come any closer than 15 feet to his property. Ordinance Section 175-10.F.3 requires a 50-foot buffer between all commercial uses and adjoining residential uses. The original approval allowed parking within 20-feet of the side lot line. The applicant is seeking a 10-foot setback/buffer. It was noted that while Section 175 specifies a 50-foot buffer, our Zoning Ordinance only requires a 10-foot setback from parking to residential property lines in this district.

The original site plan on this property was approved in 1988 and showed parking to the rear of the building. The applicant stated it would be too costly to fill in the back lot because of the 8% grade and they would prefer that disabled clients could park nearer the building entrance.

Following a lengthy discussion, the applicant agreed to talk further with her surveyor, Pat Harty, to look at the loop road around the building to determine if it could be configured in a better way to be able to reduce the size of requested waivers. Suggestion was made to having the drive come around the back rather than the front making the impact to the front setback, rather than on the side of the abutter. The Board also asked to see topo figures and elevations along the abutter's line and suggested filling only enough to create one or two more parking spaces at the end by the well. The applicant said she would talk further with the abutter.

This item will be scheduled for a Public Hearing when all alternatives have been looked into.

4. **ADJOURN**

With no further business to discuss, motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting at 8:00 p.m. and to move into a Workshop to discuss the Fairground and Village Center zoning issues.

Respectfully submitted,

  
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Patty Williams, Recording Secretary