

MINUTES
TOWN OF TOPSHAM
PLANNING BOARD MEETING
AUGUST 7, 2012, 7:00 P.M.

MEMBERS PRESENT: Donald Spann
Michael Colleran
Scott Libby
Jay Prindall

MEMBERS ABSENT: Ronald Bisson and Bruce Van Note

STAFF PRESENT: Planning Director, Richard Roedner

A meeting of the Topsham, Maine Planning Board was held on Tuesday August 7, 2012 at the Municipal Building at 100 Main Street, Topsham, Maine.

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

Chairman Spann called the meeting to order at 7:00 p.m.. The recording secretary conducted the roll call and noted that Ronald Bisson and Bruce Van Note were absent, having been excused.

2. **APPROVAL OF THE MINUTES OF THE JULY 17, 2012 MEETING**

Motion was made by Mr. Libby, seconded by Mr. Prindall, and it was

VOTED

To approve the minutes of the July 17, 2012 meeting as corrected.

(Correction: Page 5, Item 5, change "Mrs. Brilliant" to "Mr. Libby.")

3. **CONTINUED SITE PLAN - KIRT AND KIM WEAVER HAVE SUBMITTED A SITE PLAN AND CONDITIONAL USE PERMIT APPLICATION FOR A PROPOSED DISC GOLF COURSE AT 357 MIDDLESEX ROAD, TAX MAP R08, LOT 047**

Mr. Roedner reported that he, along with Board members, conducted a site walk, this date (8-7-12) prior to the Board meeting to evaluate primarily hole/basket 8, where the hole is located and its path to the tee of basket 9, with respect to the adjacent property owner and property lines.

Mr. Weaver told the Board he has made a modification to his plan and has moved hole 8 to a new location which is acceptable to both him and his neighbor. He said the abutter is

now satisfied with the placement of hole 8 and has asked for buffers such as stacked wood and more trees, which Mr. Weaver has agreed to add.

Previous there was mention that waivers may be needed for lighting and landscaping, but the Board reached a consensus that waivers would not be necessary as there is no additional lighting on the site and the landscaping meets the requirements in the ordinance. Chairman Spann asked if there were any comments from members of the public. There were none.

CONDITIONAL USE

Motion was made by Mr. Colleran, seconded by Mr. Libby and it was unanimously

VOTED

To grant a Conditional Use Permit to Kirt and Kim Weaver for a Disc Golf Course (Cripps Creek) at 357 Middlesex Road, Tax Map R08, Lot 047, based on findings that the use is compatible with neighboring properties; there are no traffic concerns with the project; there will be no noise, dust, odor, smoke or vibration generated from the use; the physical characteristics of the site, including location, soils, slopes, drainage and vegetative cover are suitable for the proposed use; and the use will not constitute a public or private nuisance. The Conditional Use Permit will be conditioned on the conditions set forth in the Planner's memo dated August 7, 2012 with one amendment to Condition No. 3, added at the end of that condition to reflect the placement of Hole No. 8 being moved approximately 25 feet. Vegetative screening will be added to shield the visibility between Hole 8 and the neighboring property and the proposed project is limited to 18 holes.

SITE PLAN APPROVAL

Motion was made by Mr. Libby, seconded by Mr. Colleran, and it was unanimously

VOTED

To accept the Plan dated June 19, 2012 with appropriate changes as noted in the Conditional Use Permit on Hole 8 for Cripps Creek Disc Golf Course by Kirt and Kim Weaver at 357 Middlesex Road, Tax Map R08, Lot 047, in the R-3 Rural Residential Zone with the condition under Ordinance Section 225-52 that there will be adequate off-street parking for the anticipated maximum attendance at any event; that containers and facilities for rubbish collection and removal will be provided at each hole with a large dumpster located near the shed; that adequate screening will be planted to protect adjacent residences from adverse noise, light, dust, smoke and visual impact and that the proposed will not create a traffic hazard.

4. **AMENDED SITE PLAN - PRIORITY GROUP, LLC, HAS SUBMITTED A PROPOSED AMENDED SITE PLAN FOR THE NEIGHBORHOOD GROCERY STORE AT 2 TEDFORD ROAD, TAX MAP U08, LOTS 008 AND 009, TAX MAP U10, LOT 001**

Kurt Neufeld from Sitelines reviewed the minor amendment to the approved site plan which reconfigures placement of the gas pumps. He said that under the approved design, the two pump stations are in line such that if a truck with a boat, or another long vehicle pulls in and is not positioned correctly, the other pump station cannot be accessed. The reconfigured design shows the two pump stations parallel to each other, allowing all four fueling positions to be used at the same time, even if a trailer or other long vehicle is involved.

Regard Standard 3 of our code, 225-60.16 which reads "*The dispensing of fuels shall be limited to not more than two pumps or dispensing stations each with a maximum of two fueling hoses on not more than one pump island.*" Mr. Neufeld noted that our code has no definition of "island" and is proposing that the island be identified as that area that is visually connected through the use of a grooved concrete surface, as the Board previously allowed on at grade island of a different texture/color to be used as a separator between two driveways at the Town's Fire Station on Main Street. The Board agreed with this finding and motion was made by Mr. Colleran, seconded by Mr. Prindle and it was unanimously

VOTED

To approve the Amended Site Plan of Priority Group, LLC, for a Neighborhood Grocery Store at 2 Tedford Road, Tax Map U08, Lots 008 and 009, and Tax Map U10, Lot 001 with reconfigured pumping stations as reflected on the plan submitted on August 2, 2012.

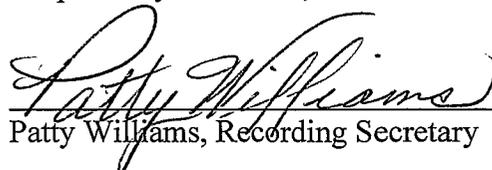
5. **ADJOURN**

Motion was made by Mr. Libby, seconded by Mr. Spann, and it was unanimously

VOTED

To adjourn the meeting at 7:20 p.m. and to move into a workshop to discuss MUC - Signs.

Respectfully submitted,


Patty Williams, Recording Secretary