

Appleton Planning Board
Monthly Meeting Minutes
June 14, 2021

Attending: Board members: Ed Carroll, David Kelley, Gary Roberts, Dan Wyman

Town Officials: Peter Beckett/Select Board

Via Zoom

- 1) The revised minutes of the May Board meeting were accepted.
- 2) Heidi and David Smith, property at 20 Rose Lane, tax map lot 029-012. The Smith's seek an increased footprint for a boat house located in Shore Land protection zone. A fallen tree has destroyed much of the boathouse, which is reportedly located 36 feet from Sennebec Pond shorefront. The Smith's stated that they would like to increase the footprint by 8 feet in length in order for a boat to fit within the boathouse. The boathouse did contain a bathroom and the Smith's stated that may be removed. Photos and tax map were reviewed. Ed Carroll stated that a map with dimensions will be needed, including distances to the lake and drawings of the proposed new structure. The Smith's stated they will provide a site plan map and drawing for the July meeting of the Board. Ed Carroll stated that he would visit the site, and the application was carried over to the July meeting.
- 3) Jessica Beck, application for child care business on Peabody Road. Ms. Beck's application for commercial site plan review has been pending for several months, and she filed a new and separate application to conduct a child care business based out of her home and seeking exemption from site plan review as a home occupation. Ms. Beck explained that she would conduct the child care business out of her home while her other application is pending, and if approved while construction of a separate building is taking place.
Ed Carrol inquired about the status and timing of DHS licensing and the number of children involved. Ms. Beck stated she believed DHS could issue a license within 30 days of application and home day care allowed up to 12 children, depending on the ages of the children. Factors determining home

occupation were reviewed, and Ed Carroll stated the Board would consider compatibility of the business with neighbors and the location. Ms. Beck stated that she was moving forward with her other application.

Members of the public commented. Luis Echarte raised concerns about septic capabilities, road use impact, impact on the neighborhood, health concerns relative to groups of children and neighborhood residents, and concerns that the business would not be compatible with the neighborhood. Another neighbor, Larry Murray? raised concerns about the number of children, coming and going of vehicles, noise levels, traffic, neighborhood impact, and dogs. Fred Brown stated that he agreed with Mr. Echarte and that the neighborhood nature was retirement type. Mr. Brown questioned whether abutters had received proper notice. Ed Carroll noted that notice would not be required if the business was deemed to be home occupation. There was a discussion about the number of children and DHS rules. Mr. Brown stated that the business would change the neighborhood and raised traffic, speed, safety, and noise concerns.

David Kelley stated that the business was a good example of home occupation. Gary Roberts agreed and noted that the Town had not put any zoning into place and that this was an acceptable form of home business. Dan Wyman also agreed.

Ms. Beck stated that she would put one light on the outside of the house, with no other changes. There would be a small sign fitting within the ordinance's requirements.

Ed Carroll's motion that the Board accept the business as a home occupation and therefore exempt from site plan review was passed by the board 4-0.

- 4) Kevin Callahan, amendment of subdivision plan, Appleton Ridge Road. Dan Wyman removed himself from the meeting and any decision making or involvement as his family is part of the transaction. Letters to abutters were completed since the last Board meeting and fee paid. There was a review of the survey of the new proposed subdivision, and following motion a majority of the Board approved with David Kelley abstaining. Planning

Board members will sign the new plan and Mr. Callahan will file with the Registry of Deeds.

5) Bowen Smith application. Ed Carroll stated that the Fire Chief and Code Enforcement Officer have reviewed the proposed project and had no objections. The Fire Chief indicated no need for sprinkler systems. The CEO reviewed the water and plumbing system and found no issues. Mr. Smith stated there had been no response to the abutter letters. Ed Carroll asked for an estimate of the construction work for the fee of \$1 per \$1,000 and Mr. Smith stated approximately \$12,000, which was accepted by the Board. Mr. Smith stated that the CEO had no issues with the lighting system. Ed Carroll moved that the application be approved and the Board voted 4-0 in favor. Ed Carroll would prepare a letter documenting the approval and leave it at the Town Office.

6) Jessica Beck, original application for commercial site plan review of child care business on Peabody Road. There was a review of a new site plan map submitted by Ms. Beck and a discussion of traffic flow. Ed Carroll noted that the Board could place conditions on any approval, and that this meeting was to decide if the application was complete. Board members expressed that they thought the new site plan map was sufficient. There was discussion of the location of outdoor play area and of the area located between the parking spaces and the driveway as shown on the map. Ms. Beck stated that she planned on planting trees in that area to create a screen. Ed Carroll moved to find the application complete and also noted that a construction cost estimate was needed for the fee.

The public commented. Fred Brown questioned the well location and whether there was any buffer or screen between the business and the road. Ms. Beck stated the well was located on the new map and that she planned a vegetation screen. Ed Carroll noted that the buffer/screening was not required to be shown on the map.

The Board voted 4-0 in favor of finding the application complete.

A public hearing was planned for June 28 at 7:00 pm at the Town Office and that it would be a public hearing, not Zoom. Notices to be placed in

newspapers. Ms. Beck stated that the estimated construction costs would be \$80,000, which the Board accepted.

The meeting was adjourned.