

Planning Board Public Hearing/Meeting
Wednesday, February 18, 2009 OFFICIAL

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Called To Order By Craig Heavey, Chairman 6:30 PM

ROLL CALL:	Roberta Salisbury	474-4598	Associate	Not Present	
	Brian Carlson			Not Present	
	Debbie Connell	474-6083		Present	Vice-Chairman
	Donald Chandler	474-6264		Present	
	Craig Heavey	474-6591(also fax)		Present	Chairman
	Cyrus Carter	474-0977		Present	Secretary

Business:

1. Roll Call. Quorum Present.
2. Hearing called to order.
3. Public in Attendance: John Graft, Joe Stetkis, Denise Stetkis
4. Denise Stetkis, Town Clerk, stated the notice of the hearing was posted in four locations in the Town, Town Office, Canaan Motel, Canaan Superette, and One Stop as required by State law.
5. Craig Heavey provided the rationale for the adoption of the proposed "Commercial Development Review Ordinance" and the development:
 - a. Part of the Town adopted Comprehensive Plan;
 - b. The proposed ordinance is based on Town of Freedom, Skowhegan, State Planning Office model;
 - c. Provide a forum people of Canaan an opportunity to have input and knowledge of the development;
 - d. Address many issues such as: noise, lighting, traffic, buffering, stormwater, erosion, etc.
6. Expressed concerns of the public in attendance:
 - a. Square footage requirement, needs to be increased
 - b. Gives power to the Planning Board
 - c. Extra work on other town staff
 - d. Oversight of gravel pits
 - e. Noise - hours of operation earlier
- forestry exempt
 - f. Time line for approval
 - g. Cost of a noise meter
 - h. Enforcement of noise
7. Public hearing ended at 7:30 pm
8. Changes to the drafted proposed Commercial Site Review Ordinance:

Reviewed:

Do we need the effective date provision?

Change:

Article 1 Section 3

This Ordinance takes effect upon enactment by the citizens of the Town of Canaan. ~~The effective date~~
is: _____.

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Reviewed:

Is twelve hundred square feet to little, does eighteen hundred sound more reasonable concerning the issues from the hearing?

Change:

Article 3 Section 1A

The construction or placement of any new building or structure for a non-residential use, including accessory buildings and structures, over ~~twelve hundred (1,200)~~ **eighteen hundred (1800)** square feet in aggregate.

Reviewed:

The provision for three or more family dwelling, is this commercial activity?

Change:

Article 3 Section 1K

The construction, alteration, enlargement or placement of three or more family dwelling, including accessory buildings or structures.

Reviewed:

This list of town adopted ordinances is incomplete.

Change:

Article 3 Section 2D

Uses or activities which would be reviewed under ~~the other~~ **Town of Canaan Subdivision Ordinances, Town of Canaan Mobile Home Park Ordinance, and**

Reviewed:

Are Escrow funds always required to be paid with permit fee?

Change:

Article 6 Section 1B

The applicant shall pay the appropriate commercial development permit fee and **any applicable** escrow funds to the Town's Treasurer and submit a copy of the Treasurer's Receipt to the Planning Board covering the application fee and escrow funds.

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Reviewed:

Hours of operation from 7 am to 6 am

Changed:

Article 7 Section 7C

Development construction shall be staged so that exterior activities are not conducted between the hours of 8 p.m. and ~~7~~ 6 a.m.

Reviewed:

Under home occupations, section 1 is a definition. Major and minor is defined in the definition section of the proposed ordinance. Is the two thousand five-hundred square feet in conflict with the eighteen hundred square feet adopted changed?

Changed:

Article 8 Section 1

~~**1. A home occupation is an occupation or profession which is carried on in a dwelling unit or an accessory building which is clearly incidental and secondary to the residential use of the dwelling. It is carried on by a member of the family residing in the dwelling unit and it does not alter the residential character of the dwelling or the neighborhood. A home occupation is further defined as a minor or major home occupation. Only major home occupations are required to be reviewed and permitted under this Ordinance.**~~

- ~~**2**~~ **1.** A major home occupation as defined in this ordinance shall meet the following standards:
- a. Off-street parking shall be provided for all employees and customer use.
 - b. One non-illuminated sign no larger than six (6) square feet may be erected on the premises.
 - c. Outside storage, processing or display of item/products shall be prohibited.
 - d. No more than eighteen hundred (1800) ~~two thousand five hundred (2,500)~~ square feet of the dwelling and any accessory building shall be used for the home occupation.
 - e. The residential character of the property shall be maintained.
 - f. Accessory Structures shall be no more Footprint less than twelve hundred (1200) square feet.

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Reviewed:

Technical Correction:

Changed:

Article 7 Section 9B4

Basic Requirements for Parking Space: Adequate off-street parking shall be provided. The table in Appendix A shall be interpreted as a guide, subject to adjustments in Subsection ~~5-2~~, **f**Flexibility in ~~s~~Standards, **following**. For uses not listed, the publication *Parking Generation, 3rd Edition* (ITE, 2004 or most recent edition) shall be consulted. Within each development, at least one space, plus one additional space for every twenty-five (25) required, shall be designated as available for handicapped persons.

Changed:

Article 7 Section 11C2

A sign may be placed in the front setback area but may not protrude beyond the property line. All signs must be mounted on buildings or secured to the ground in such a manner as to prevent them being dislodged by strong winds. Signs in the vicinity of an access point shall be placed so as not to obstruct driver vision. Such signs shall comply with standards specified in Article 7, ~~section 2-A5~~ **Section 2A5** and Article 7, Section B1.

9. Meeting Adjourn 8:40 pm. **Motion** to adjourn by Donald Chandler. **Seconded** by Debbie Connell. Motion approved.