

**Town of Newfield
Planning & Zoning Board
June 6, 2011**

MEMBERS PRESENT: Denise Carpenter, Matt Bryant, Gloria Dyer, Jim Gledhill, John Tamaro & Marguerite Correia.

MEMBER ABSENT: Christine Iannazzo

**Applicants present: G. Thayer, Dave Neville on behalf of owners at Map 62 Lot 96
Audience present: Mr. & Mrs. Lorden**

DISCUSSION

Meeting was called to order at 7 p.m. Pledge of Allegiance was done by the Board Members lead by Jim Gledhill.

The May minutes were reviewed a motion was made by Jim Gledhill to accept the May minutes as read. Matt Bryant seconded the motion. Vote Unanimous. Motion passed.

Mr. & Mrs. Lorden were present in the audience as abutters to applicant Geoffrey Thayer of Map 17 Lot 46 regarding his conditional use permit for a small machine shop in the garage of his residence. A motion was made by Jim Gledhill permitting Nahdia & Henry Lorden to speak for no longer than 5 minutes regarding their concerns to Geoffrey Thayer's conditional use permit application. Gloria Dyer seconded motion. Vote unanimous. Motion passed.

Old Business:

The continuing reviews of the PB bylaws were not reviewed since we are still waiting response from the Town's attorney on a few items.

WTO (Wind Tower Ordinance): The board decided to table the wattage portion of this ordinance. Discussion ensued regarding the fact that we were tasked with this by the Selectmen and we should follow through with completing this ordinance so that the town has something on record.

Jim Gledhill made a motion that we go forward with new business before continuing with old business. Gloria Dyer seconded. Vote Unanimous. Motion passed.

New Business:

Mr. Geoffrey Thayer has applied for a conditional use permit to open a machine shop out of a garage at his residence of 718 Water Street. He stated he had been in the trade for 20 years and sees an opportunity for this venture. If granted permit and his business grew he would have to relocate simply because wouldn't be practical in his home. There was some discussion whether he had to go before Saco River Corridor. He was told by SRC that he would have to come before them but chose to come before the PB first. Dave Neville believes he doesn't need to apply to SRC and stated that the section of town he presides is exempt. Nahdia Lorden said that in 1973 that section was exempt because it was historically a trade industry area.

Nahida Lorden began asking questions concerning the types of materials he would be using. If he would be grinding. Geoffrey stated he would be using common metals used in the industry

such as stainless steel and copper in which we encounter in our environment daily. He would not be grinding and would practice modern day shop safety and environmental precautions.

Henry Lorden's major concern is run-off to his well and the noise. The Lorden's well is within 40 feet from Geoff's proposed machine shop.

A board member asked what kind of lubricates would be used in his shop. Geoff's response was vegetable.

Again, Henry Lorden stressed his concern for their well and pollution that could hinder his already weakened health state. Nahida stated that if their well became contaminated the configuration of their lot would make it difficult to impossible to put in another well.

Dave Neville commented that Geoffrey Thayer's driveway is accessible by the fire department.

A board member asked if it is possible for fluids to escape the shop and cause contamination. Geoffrey's response was that it is always a possibility there are no guarantees but he would practice modern day shop precautions. He expressed that he doesn't want to contaminate his own well which is in the same proximity of his neighbors. The machine he would use would use a vegetable based liquid. The board asked if he has specs on this liquid response was that he can submit them.

The board reviewed ordinance 6.4 conditional uses for rural light industrial use. A question arose as 'how we are to be sure that it would stay light industrial use?' That would fall upon the CEO. Definition 12.3 defines light industrial uses specifically machine shops. The board decided that a site walk is necessary as well as a public hearing.

The site walk will be held on Monday, July 11 at 6 p.m. with a public hearing to begin at 7 p.m. The board requested he bring specs on fluids, machines noise and hours of operations.

Dave Neville is representing the property owners of Map 62 Lot 96. He is coming before the board because this expansion is within shore land but would not exceed 30%. CEO, Steve Sanborn wrote a letter with his recommendations and Denise read the letter aloud. The board referred to the regular zoning book for non-conforming lots on 5.3. Dave stated the ridge would not change and they are only at 10% of the allowed 30% expansion with no prior structural changes. They are simply adding a dormer so the surface area is decreasing so run-off is not a concern. Not disturbing ground but best management practices would be followed. Jim Gledhill made a motion to accept as submitted Matt Bryant seconded. Vote Unanimous. Motion Passed.

Nomination of officers:

Chairperson -Denise Carpenter

Vice Chairperson - Jim Gledhill

Motion made by Matt Bryant to maintain current officers as stated. Vote Unanimous. Motion Passed.

Sections 4.3-4.10 were reviewed by the board for typos. See handwritten corrections made during the meeting. While reviewing there were a few concerns that the board thought should be addressed specifically with the definitions section and with fee amounts. If we make more than grammatical corrections we would have to go before the Town to be voted on. It is suppose to be reviewed every three years and was last reviewed in 2008 so it is up for review.

Matt Bryant made a motion to adjourn the meeting. Jim Gledhill seconded. Vote unanimous. Motion Passed

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Marguerite Correia
Recording Secretary
Planning Board of Newfield, ME