

SABATTUS PLANNING BOARD

Minutes of September 28, 2021

Call to Order - 7:00PM

Roll Call:

☒ Raymond Doyon- Chair
☒ James Lowell – Vice Chair
☒ Wayne Heyward
☒ Bruce Lovett

☒ Zachary Campbell
☐ David Grenier (Alt 1)
☐ (Vacant Alt 2)

☒ CEO, Dennis Douglass

Minutes of August 24, 2021: Bruce Lovett motion to accept as submitted, Wayne Heyward second.
Vote: **All in Favor 5-0**

Public Hearing- Licks and Wagzz Dog Daycare – Site Plan Review application

Timothy Noel of 133 Old Stage Road in Sabattus Maine, Tax Map 4 Lot 56-1A, requested a Conditional Use permit for a home dog daycare business.

Timothy Noel presented his plans for a small home based dog daycare business. He would like to have 5-8 smaller size dogs on a weekly basis that will come and go daily. A fenced in area will be provided for safety. Dogs/owners will be interviewed and there will be a probationary period to make sure the dog is a fit for his daycare. A dumpster will be on-site to handle dog waste.

Ray Doyon asked if there would be any overnight stays. Timothy Noel said he wants to run a daycare and not a boarding kennel. He doesn't plan on having overnight care.

Timothy Noel said he might expand into bathing/grooming someday but no immediate plans.

Code Enforcement Officer, Dennis Douglass, explained that the Town of Sabattus has a *Dangerous Dog* ordinance and a *Nuisance* ordinance that would help control any issues.

Wayne Heyward asked if there was a buffer between the neighbors. Timothy Noel said the closest neighbor is over 150 feet away and it is fairly wooded.

Zachary Campbell asked if the business would be open on weekends. Timothy Noel said possibly, based on demand.

Unfinished Business- Licks and Wagzz Dog Daycare - Conditional Use permit

Wayne Heyward made a motion to accept as submitted. James Lowell Second.
Vote: **All in favor 5-0**

New Business – None

Code Enforcement Business- Sabattus Land Bank

Code Enforcement Officer, Dennis Douglass, talked about the creation of a "Land Bank". This will be a local map showing available land for development. He is working with local realtors for information and notifications when property becomes available.

Planning Associate Business- None

Other Business –

The Planning Board signed off on the Waterman Solar Farm extension letter.
The Planning Board signed off on the Constance Heights Subdivision Amendment plan.

Adjourn: Wayne Heyward made motion to adjourn at 7:34PM, Zachary Campbell 2nd. **All in Favor 5-0**