

**SABATTUS PLANNING BOARD**  
**Minutes**  
**January 24, 2011- SABATTUS TOWN HALL-7pm**

**Call the meeting to order: at 7:00pm**

**Pledge of Allegiance**

**Roll Call:**

<input checked="" type="checkbox"/> Rick Lacombe, Chair-07	<input checked="" type="checkbox"/> David Gilbert, Vice -09
<input checked="" type="checkbox"/> Raymond Doyon – Member-09	<input checked="" type="checkbox"/> William Lee-Member-09
<input type="checkbox"/> Polly McCauley -96(in S.C)	<input checked="" type="checkbox"/> Alternate needed-
<input checked="" type="checkbox"/> Jeffrey Baril-Alternate-10	
<input checked="" type="checkbox"/> Judy Fournier, Secretary-09	
<input checked="" type="checkbox"/> CEO, Steve Lebrun	

**Appointment of New Chair & Vice Chair for 2011**

Motion for Chair to be Rick Lacombe -Motion by: Jeff 2<sup>nd</sup> Bill

Vote: Unanimous or xx yes \_\_\_no (list) \_\_\_abstain (list) absent- Polly McCauley

Motion for Vice Chair to be David Gilbert - Motion by: Jeff 2<sup>nd</sup> Raymond

Vote: Unanimous or xx yes \_\_\_no (list) \_\_\_abstain (list) absent- Polly McCauley

**Public Attendance: Jim Rubiono, Sheila , Sheila Clifford, Dave Grendell, Chad Sylvester, Don Boucher, Dina Mihos, Michael Coburn, Doug Johnson, Jeff Fortier**

**Agenda Adjustments-** None at this time

**Approve the minutes** from November 22<sup>nd</sup> meeting, 2010

Motion by: Bill 2<sup>nd</sup> David

Vote: Unanimous or xx yes \_\_\_no (list) \_\_\_abstain (list) absent- Polly McCauley

**Move to Public Hearings for Temple Woods 7:15**

Motion by: David 2<sup>nd</sup> Bill

Vote: Unanimous or xx yes \_\_\_no (list) \_\_\_abstain (list) absent- Polly McCauley

**Temple Woods Subdivision- No comments from the floor –No abutters present**

**Move out of Public Hearing: 7:17**

Motion by: Bill 2<sup>nd</sup> Jeff

Vote: Unanimous or xx yes \_\_\_no (list) \_\_\_abstain (list) absent- Polly McCauley

**Move to Public Hearings For Pat Bolduc 7:17**

Motion by: David 2<sup>nd</sup> Bill

Vote: Unanimous or xx yes \_\_\_no (list) \_\_\_abstain (list) absent- Polly McCauley

**Patrick Bolduc to increase his wood processing lot off the Bowdoinham Rd.-comments from the floor:**

Owner Pat Bolduc did not show up.

**Mike Coburn-** Of 228 Bowdoinham Rd Sabattus-States Property Pat Bolduc is clear cutting is in wetland, bulldozed many trees, Trenched out wetland. States he did not have a DEP permit. States there is limited visibility to traffic when turning onto Bowdoinham Rd, from the new Road into his wood processing lot. States we should question the hrs of operations, that there

should be no filling in the wetlands, and that wildlife has dwindled in the area. Also states that Pat Bolduc has been uncooperative to work with.

**James Rubino-** Of 209 Bowdoinham Rd, Sabattus-States that Patrick Bolduc has claimed 5 acres of his property, states he is suing Mr. Bolduc, handed out pictures of the property that at one time was not all field as Mr. Bolduc stated, along with the stream diverted along with the new road. Also states now his yard continues to flood constantly. Also states that anyone abutting the property of Patrick Bolduc should have their land resurveyed, and also states that another neighbor David Bizier will also be having his land resurveyed.

**Sheila Clifford –** Of 175 Bowdoinham Rd, Questions the hours and days of the operations, as they are not acceptable at this time- Board states at this time there is no Noise Ordinance and Board members stress that this is one of the reasons that Sabattus needs zoning.

Board thanked folks for their time.

**Move out of Public Hearing Back to Regular Meeting 7:36**

Motion by: David 2<sup>nd</sup> Bill

Vote: Unanimous or xx yes    no (list)    abstain (list) absent- Polly McCauley

**Old Business-**

**1. Subway:**

Mainsusa Corp. submitted application to establish a Subway Franchise in the Town of Sabattus, to be located at 136 Sabattus Road in the Sabattus Mall Complex unit 1. With Seating for 24 patrons. Hours to be 8am to 9pm M-F, and 9am-9pm Sat-Sun.

- a) The list of requirements being asked for are: Need a fire rated 1 hr firewall installed: Completed, mold testing and clean up: Completed copies of Mold test for all units shown,( Pure Energy/and Mixers had his completed by Air Quality Mgt. Services) and mold cleaned in unit 4. Steve will do Fire Inspection. . ADA bathrooms: Completed. Complete HVAC system to be installed, all existing heating and cooling units to be removed, The whole parking lots have been relined along with a handicap locations. Handicap accessibility door installed as well as sidewalk has been modified. Push bars have been installed on front and rear doors. Accessibility around building cleaned up, damaged front window pane in front bay window repaired. Installed dumpster pad. Removed old oil tank. Moved existing tank to other pad, owners will hook up upon lease. Roofing repair completed, per State Roofing Co. LLC.
- b) A 4x8 Subway sign to be installed on Front of existing sign pole w/a smaller sign above entrance.
- c) New discussions: New Circuit breakers installed. Separate meters on units. 5 spots for parking.
- d) Hoping to open for Beginning of April.
- e) **Collected Fees of Total-\$480.00 on Sept 10, 2010**

**Motion to accept application as complete**

Motion by: David 2<sup>nd</sup> Jeff

Vote: Unanimous or xx yes    no (list)    abstain (list) absent- Polly McCauley

**2. Mike Gendron- Tabled until further notice**

Review Submitted sketch for preliminary subdivision –Wants to lengthen Tara Lane 100ft. Proposing a single family lot on Lot 6-. Waiting for Mike Gendron to decide and also Avcog recommendations.

**3. Patrick Bolduc- Tabled did not show up**

Site Plan Review application to expand an existing forest wood processing area off the Bowdoinham Road. Which yard is used primarily for firewood operations and also for wood storage. Letters sent to abutters.

- a) preliminary site plan review application-accepted Nov 22
- b) Discussion: Letters to Dep, in application. Need to review lot first.
- c) Discuss onsite review Dec 11 8am.-
- d) Collect Fees: Application\$ 275.00- Onsite\$100.00- Abutters\$190.00 -Public Hearing notice fee \$30.00  
Total Fee\$ 595.00- Paid 12/7/10

- 05  
06  
07 4. **Temple Woods**-Preliminary Application for **Mr. Paul Curran** for a 4 lot subdivision off **Evergreen Lane** and  
08 Evergreen Lane Etx., has to pave, lot 21 has been sold, and not subject to planning board review. Letters sent  
09 out letters to abutters.  
10 A) Preliminary site plan review application accepted Nov 22  
11 B) Discussion: Whole subdivision to be paved to Town spec.  
12 C) Discuss onsite review: Dec 11 @ 9am.-  
13 D) New erosion control plans given  
14 E) Collected Fees 11/23: \$ 1910.00  
15

16 **Motion to approve Preliminary application:**

17 Motion by: Jeff 2<sup>nd</sup> Ray

18 Vote: Unanimous or xx yes    no (list)    abstain (list) absent- Polly McCauley

19  
20 **New Business: New Applicants**

21  
22 **Comments from the Board and/or floor:**

23 Doug Johnson presents board w/new application for Next month's agenda for Christine Smith, for Moore Dr. ext.  
24  
25

26 **House Keeping:**

27  
28  
29 **Other:** Next Meeting: February 28th, 2011

30 Need one Alternate member

31 **Adjournment 8:17 pm**

32 Motion by: Jeff 2<sup>nd</sup> David Vote: Unanimous or xx yes    no (list)    abstain(Absent)-