

**AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING**

**Wednesday, January 20, 2016
7:00 P.M.**

**ALFRED TOWN HALL
ALFRED, MAINE**

1. Approval of minutes for meeting of December 16, 2015.
2. Correspondence
Email from Susan Crowell
3. Old Business:
 - a) Discussion of the changes that should be made to the Town of Alfred's zoning ordinance to be in compliance with the State DEP's Mandatory Shoreland Zoning Act.
4. New Business:
 - a) Reminder that Bob Dawber of York County Shelter will attend the CPC meeting on February 4, 2016 to discuss future plans for the Shelter and possible impact to the Town.
 - b) Invitation to attend CPC meetings on February 18, March 17, and April 21, 2016 for discussion of Goals, Policies and Strategies.
5. Adjournment

**AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING**

**Wednesday, February 3, 2016
7:00 P.M.**

**ALFRED TOWN HALL
ALFRED, MAINE**

1. Approval of minutes for meeting of January 20, 2016.
2. Correspondence
3. Old Business:
 - a) Reminder of invitation to PB members to attend CPC's meetings on February 4th and 18th, March 17th and April 21st.
4. New Business:
 - a) Election of Officers.
 - b) Review of email from Mark Patterson of PATCO concerning landscape screening and signage at the Colin's Meadow subdivision.
5. Adjournment

Next meeting will be March 3, 2016 unless otherwise required.

**AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING**

**Wednesday, March 2, 2016
7:00 P.M.**

**ALFRED TOWN HALL
ALFRED, MAINE**

1. Approval of minutes for meeting of February 3, 2016, minutes for Colin's Meadow Dr site walk on February 8, 2016 and minutes from the Shoreland Zoning Hearing on Tuesday, February 6, 2016.
2. Correspondence
3. Old Business:
 - a) Reminder of invitation to PB members to attend CPC's meetings on March 17th and April 21st.
 - b) Review of Shoreland Zoning Hearing held on Tuesday, February 6, 2016.
 - c) Scheduling for a site walk on property owned by Robert Champagne, Map 4, Lot 47.
4. New Business:
 - a) Review of Land Use Permit Application submitted by Michael Kaplan to use a portion of the Old Jail as a workshop and gallery/retail space.
5. Adjournment

**AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING and REVIEW FOR COMPLETENESS**

**Wednesday, March 16, 2016
7:00 P.M.**

**ALFRED TOWN HALL
ALFRED, MAINE**

1. Approval of minutes for meeting of March 2, 2016.
2. 7:15 Review for Completeness, Land Use Application of Art McLendon to use a portion of the property owned by Michael Kaplan at map 12, lot 62, aka the "Old,Old Jail" as a workshop and gallery/retail space.
3. Correspondence
4. Old Business:
 - a) Reminder of invitation to PB members to attend CPC's meetings on March 17th and April 21st.
 - b) Reminder of Annual Town Meeting; Voting at Chapel on Friday 3/25/16 and Town Meeting at Primary School on Saturday 3/26/16, 10:00 a.m.
 - c) Scheduling for a site walk on property owned by Robert Champagne, Map 4, Lot 30 on March 30, 2016 at 10:00 a.m.
5. New Business
6. Adjournment

AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING, PUBLIC HEARING and REVIEW FOR COMPLETENESS
Alfred Town Hall
Alfred, Maine
Wednesday, April 6, 2016
7:00 p.m.

1. 7:00 **Approval of minutes** for meeting of March 16, 2016.
2. 7:15 **Public Hearing** for the Land Use Application of Art McLendon to use a portion of the property owned by Michael Kaplan at map 12, lot 62, 8 Court St, as a workshop and gallery/retail space.
3. 7:45 **Review for Completeness** for the Land Use Permit Application submitted by Kim Harter, Map 9, Lot 5-2, for the use of a detached garage as a dog daycare, 10 dog limit.
4. Correspondence
5. Old Business:
 - a) Reminder of invitation to PB members to attend the **CPC's meeting** on April 21st when *Agriculture and Forest Resources and Land Use Goals, Policies and Strategies* will be discussed.
 - b) Re-scheduling for a **site walk** on property owned by Robert Champagne, Map 4, Lot 30.
6. New Business:

Review of Land Use Application submitted by Jamie Crumb, Map 4 Lot 57, to operate a business for the extraction of natural oils from agricultural products in the expanded Rural Residential district.
7. **Adjournment**

AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING, PUBLIC HEARING and REVIEW FOR COMPLETENESS
Alfred Town Hall
Alfred, Maine
Wednesday, April 20, 2016
7:00 p.m.

1. 7:00 **Approval of minutes** for meeting of April 6, 2016.
2. Kim Harter **Site walk** review.
3. 7:15 **Public Hearing** for the Land Use Permit Application submitted by Kim Harter, Map 9, Lot 5-2, for the use of a detached garage as a dog daycare, 10 dog limit on Fort Ridge Rd.
4. 7:45 **Review for Completeness** of Land Use Application submitted by Jamie Crumb, Map 4 Lot 57, to operate a business in the expanded Rural Residential district for the extraction of natural oils from agricultural products.
5. Robert Champagne's **Site Walk** review.
6. **Correspondence**
Alfred Water District Quarterly Groundwater Nitrate Testing Results
7. **Old Business:**
Reminder of invitation to PB members to attend the **CPC's meeting** on April 21st when *Agriculture and Forest Resources and Land Use Goals, Policies and Strategies* will be discussed. And their meeting on May 19th for discussion of the Future Land Use map with Kathy Connor and Lee Jay Feldman of SMPDC.
8. **New Business**

Adjournment

AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING
Alfred Town Hall, Alfred, Maine
Wednesday, May 4, 2016, 7:00 p.m.

1. 7:00 **Approval of minutes** for meeting of April 20, 2016.
2. 7:15 **Public Hearing** for the Land Use Permit Application submitted by Jamie Crumb to operate a business for the extraction of natural oils from agricultural products at 254 Sanford Rd (Map 4 Lot 57) in the Rural Residential District.
3. **Correspondence**
4. **Old Business:**
 - Discussion of Robert Champagne's Land Use Application.
 - Reminder of invitation to PB members to attend the **CPC's meeting** on May 19th for discussion of the Future Land Use map with Kathy Connor and Lee Jay Feldman of SMPDC.
5. **New Business:**
Subdivision Approval Process – Include something about getting the Road Commissioner's approval on cul-de-sac dimensions and locations of underground utilities.

Adjournment

Next Meeting: May 18, 2016

AGENDA
ALFRED PLANNING BOARD
REGULAR MEETING and SITE WALK
Alfred Town Hall, Alfred, Maine
Wednesday, May 18, 2016, 6:30 p.m.

1. 6:30 **Site Walk** at 29 Curry Ln (Map 2, Lot 25)
2. 7:00 **Approval of minutes** for meeting of May 5, 2016.
3. **Correspondence**
 - a. Email from Susan Dean re: Champagne application
 - b. Letter to Fort Ridge Residents from Selectmen re: appeal of Planning Board Land Use Permit
4. **Old Business:**
 - a. Discussion of Robert Champagne's Land Use Application.
 - b. Reminder of invitation to PB members to attend the **CPC's meeting** on May 19th for discussion of the Future Land Use map with Kathy Connor and Lee Jay Feldman of SMPDC.
5. **New Business:**

Discussion of Curry Ln Site Walk
ZBA Appeal of Planning Board Land Use Permit approval
6. **Adjournment**

Next Meeting: June 1, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting and Review for Completion
Alfred Town Hall, Alfred, Maine
Wednesday, June 1, 2016, 7:00 p.m.

1. 7:00 **Approval of minutes** for meeting of May 18, 2016.
2. **Correspondence**
Email from Susan Dean in regards to Land Use Application of Robert Champagne
3. **Old Business:**
 - a. Discussion of ZBA Hearing of May 25, 2016.
 - b. Reminder of CPC Public Hearing on June 7, 2016 for review and input of the Comprehensive Plan Draft.
 - c. Handout of PB member term expiration dates.
4. **New Business:**
 - a. 7:30: Review for Completeness of a Land Use Permit Application submitted by Kenneth Curry for construction of a single-family residential structure in a Resource Protection District at 29 Curry Ln, Map2, Lot 25.
 - b. Southern Maine Planning & Development Commission Annual Meeting, Wednesday, June 22nd, 5:30 p.m., Town Club, Sanford. RSVP by June 20th. Presentation: Creating Age-Friendly Communities.
5. **Adjournment**

Next Meeting: June 15, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting and Public Hearing
Alfred Town Hall, Alfred, Maine
Wednesday, June 15, 2016, 7:00 p.m.

1. 7:00 **Approval of minutes** for meeting of June 1, 2016.
2. **Correspondence**
3. **7:15 Public Hearing** for a Land Use Permit requested by Kenneth Curry for construction of a single-family residential structure in a Resource Protection District at 29 Curry Ln, Map 2, Lot 25.
4. **Old Business:**
 - a. Discussion of ZBA Hearing of May 25, 2016.
 - b. Review of CPC Public Hearing held on June 7, 2016
5. **New Business:**

Southern Maine Planning & Development Commission Annual Meeting, Wednesday, June 22nd, 5:30 p.m., Town Club, Sanford. RSVP by June 20th.
Presentation: Creating Age-Friendly Communities.
6. **Adjournment**

Next Meeting: July 6, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting and Public Hearing
Alfred Town Hall, Alfred, Maine
Wednesday, July 20, 2016, 7:00 p.m.

1. 7:00 **Approval of minutes** for meeting of June 15, 2016.
2. **Correspondence**
3. **7:15 Public Hearing Continuation** for a Land Use Permit requested by Kenneth Curry for construction of a single-family residential structure in a Resource Protection District at 29 Curry Ln, Map 2, Lot 25.
 - a. Email from Attorney Susanne Pilgrim of MMA.
4. **Old Business:**
 - a. Discussion of ZBA Reconsideration Hearing of July 6, 2016
5. **New Business:**
 - a. Discussion of Roger Berube's request for revision of existing subdivision.
 - b. Land Use Application from Raymond Poirier for a business at 397 Jordan Springs Rd, 4-13-B-1.
6. **Adjournment**

Next Meeting: August 3, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting and Review for Completeness
Alfred Town Hall, Alfred, Maine
Wednesday, August 3, 2016, 7:00 p.m.

1. 7:00 **Approval of minutes** for meeting of July 20, 2016.
2. **Correspondence**
3. **7:15 Review for Completeness** for a Land Use Permit submitted by Roger Berube for creating 2 additional lots in his existing Pheasant Run subdivision.
4. **Old Business:**
 - a. Discussion of proposed Detox and Addiction Treatment Center.
5. **New Business:**
6. **Adjournment**

Next Meeting: August 17, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting, Review for Completeness and Sketch Plan Review
Alfred Town Hall, Alfred, Maine
Wednesday, August 17, 2016, 7:00 p.m.

1. 7:00 Approval of minutes for meeting of August 3, 2016.
2. Correspondence
3. 7:15. Review for Completeness for a Land Use Permit submitted by Raymond Poirier for, Map 4, Lot 13-B-1. This permit is required to operate a firearms transfer business in the Commercial District.
4. 7:30. Sketch Plan Review of Paul Hollis' plan for property currently owned by James Boldebook (Map 5 Lot 25-A) to develop a 55+ condominium community in the Critical Rural Zone.
5. Old Business:
6. New Business:
7. Adjournment

Next Meeting: September 7, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting, Public Hearing and Sketch Plan Review
Alfred Town Hall, Alfred, Maine
Wednesday, September 7, 2016, 7:00 p.m.

1. 7:00 Approval of minutes for meeting of August 17, 2016.
2. Correspondence: Change in legal counsel from Attorney Brad Morin to Attorney Leah Rachin.
3. 7:15: **Sketch Plan Review** of Paul Hollis' plan for property currently owned by James Boldebook (Map 5 Lot 25-A) to develop a 55+ condominium community in the Critical Rural Zone.
4. 7:30: **Public Hearing** for a Land Use Permit submitted by Raymond Poirier for, Map 4, Lot 13-B-1. This permit is required to operate a firearms transfer business in the Commercial District.
5. 7:45: **Review for Completeness** for a Land Use Permit submitted by Roger Berube for creating 2 additional lots in his existing Pheasant Run subdivision.
6. Old Business:
7. New Business:
8. Adjournment

Next Meeting: September 21, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting
Alfred Town Hall, Alfred, Maine
Wednesday, September 21, 2016, 7:00 p.m.

1. Approval of minutes for meeting of September 7, 2016.
2. Correspondence
3. Review of a Land Use Permit Application submitted by Tammy Chadbourne (Map 13, Lot 14) to add an addition to the existing home located at 47 Oak St, the Autumn Green Funeral Home, in the Center Village District.
4. Review of a Land Use Permit Application submitted by Steve LaFreniere (Map 9, Lot 15) to split 35 acres among 4 family members in the Critical Rural District.
5. Review of a Land Use Permit Application submitted by Richard Desfosses (Map 5, Lot 15-2) to move his current small used car sales business to his residence at 11 Crestview Dr.
6. Review of a Land Use Permit Application submitted by York County Government (Map 4, Lot 3) to convert the current Re-entry Center to a 36 bed Residential Rehabilitation Center in the Commercial District.
7. Old Business:
8. New Business:
9. Adjournment

Next Meeting: October 5, 2016

Comment [C@1]:

AGENDA
ALFRED PLANNING BOARD
Regular Meeting and Reviews for Completeness
Alfred Town Hall, Alfred, Maine
Wednesday, October 5, 2016

1. 7:00: Approval of minutes for the meeting of September 21, 2016.
2. Correspondence
3. 7:05: Review For Completeness of a Land Use Permit Application submitted by Tammy Chadbourne (Map 13, Lot 14) to add an addition to the existing home located at 47 Oak St, the Autumn Green Funeral Home, in the Center Village District.
4. 7:30 Review For Completeness of a Land Use Permit Application submitted by Richard Desfosses (Map 5, Lot 15-2) to move his current small used car sales business to his residence at 11 Crestview Dr.
5. 7:45 Review For Completeness of a Land Use Permit Application submitted by York County Government (Map 4, Lot 3) to convert the current Re-entry Center to a 36 bed Residential Rehabilitation Center in the Commercial District.
6. Old Business:
 - SMPDC Fall Workshop reminder, 10/20/16, 7-9 pm. Sanford Town Hall
 - MMA Local Planning Board Training, 12/8/16, 4- 8:30 pm, Portland
7. New Business:
 - Shoreland Zoning Workshop, date and time TBD
 - Discussion concerning Contract Zoning
8. Adjournment

Next Meeting: October 19, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting, Public Hearings and Application Reviews
Alfred Town Hall, Alfred, Maine
Wednesday, October 19, 2016, 7:00 pm.

1. 7:00: Approval of minutes for the meeting of October 5, 2016.
2. Correspondence
3. 7:05: Public Hearing for a Land Use Permit Application submitted by Tammy Chadbourne (Map 13, Lot 14) to add an addition to the existing home located at 47 Oak St, the Autumn Green Funeral Home, in the Center Village District.
4. 7:30 Public Hearing for a Land Use Permit Application submitted by Richard Desfosses (Map 5, Lot 15-2) to move his current small used car sales business to his residence at 11 Crestview Dr.
5. Old Business:
 - a. SMPDC Fall Workshop reminder, 10/20/16, 7-9 pm. Sanford Town Hall
 - b. Shoreland Zoning Workshop, date and time TBD
 - c. Review of meeting with Selectmen concerning possible Contract Zoning amendment
6. New Business:
 - a. Review of the Land Use Permit Application submitted by Three Rivers Land Trust to utilize an existing house for office space at 235 Swetts Bridge Rd (Map 3, Lot 16) in the Village District.
 - b. Review of the Land Use Permit Application submitted by Gregory Zinser for the County of York for an expansion of use at 5 Swetts Bridge Rd (Map 4, Lot 3-M) in the Commercial District, to utilize the space for a “traditional” food pantry.
7. Adjournment

Next Meeting: November 2, 2016

**AGENDA
ALFRED PLANNING BOARD
Emergency Meeting
Alfred Town Hall, Alfred, Maine
Tuesday, October 25, 2016, 6:20 pm.**

The Planning Board will meet to vote on the proposed ordinance changes to be on the warrant at the December 3, 2016 Town Meeting.

Tammy Wells of the Journal Tribune was notified of the meeting on October 24, 2016 at 1:35 pm.

Next Meeting: November 2, 2016, 7:00 pm Upstairs at the Alfred Town Hall.

AGENDA
ALFRED PLANNING BOARD
Regular Meeting, Public Hearing and Reviews for Completeness
Alfred Town Hall 2nd Floor, Alfred, Maine
Wednesday, November 2, 2016, 7:00 pm.

1. 7:00: Public Hearing for the Land Use Permit Application from **York County Government** to convert the current re-entry center located on Laymen Way (Map 4, Lot 3) to a 36 bed residential rehabilitation center in the Commercial District.
2. 7:45: Review for Completeness of the Land Use Permit Application submitted by Gregory Zinser for the **County of York**, for an expansion of use at 5 Swetts Bridge Rd (Map 4, Lot 3-M) in the Commercial District, to utilize the space for a “traditional” food pantry.
3. 8:00: Review for Completeness of the Land Use Permit Application submitted by **Three Rivers Land Trust** to utilize an existing house for office space at 235 Swetts Bridge Rd (Map 3, Lot 16) in the Village District.
4. 8:05: Review for Completeness of a Land Use Permit Application submitted by **Three Rivers Land Trust** for moving over 100 cubic yards in the Resource Protection District at Pheasant Ln. (8-35-B).
5. 8:15: Review for Completeness of a Land Use Permit Application submitted by **Paul Mathews** of 79 Biddeford Rd for a sign/branding studio in the Village District.
6. Correspondence
7. Approval of minutes for the meeting of October 19, 2016.
8. Old Business:
Discussion of proposed ordinance changes.
9. New Business:
10. Adjournment

Next Meeting: November 16, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting and Public Hearings
Alfred Town Hall, Alfred, Maine
Wednesday, November 16, 2016, 7:00 pm.

1. 7:00: Approval of minutes for the meeting of November 2, 2016.
Approval of site walk minutes of November 9, 2016.
2. Old Business:
 - a) Discussion of waiving fees for Three Rivers Land Trust
 - b) Discussion of election outcome, ordinance changes
3. Correspondence
4. 7:15: Public Hearing for the Land Use Permit Application submitted by Gregory Zinser for the **County of York**, for an expansion of use at 5 Swetts Bridge Rd (Map 4, Lot 3-M) in the Commercial District, to utilize the space for a “traditional” food pantry.
5. 7:30: Public Hearing for a Land Use Permit Application submitted by **Three Rivers Land Trust** for moving over 100 cubic yards in the Resource Protection District at Pheasant Ln. (Map 8, Lot 35-B).
6. 7:45: Public Hearing for a Land Use Permit Application submitted by **Paul Mathews** of 79 Biddeford Rd (Map 12, Lot 2) for a sign/branding studio in the Village District.
7. New Business:
8. Adjournment

Next Meeting: December 7, 2016

AGENDA
ALFRED PLANNING BOARD
Regular Meeting and Public Hearing
Alfred Town Hall, Alfred, Maine
Wednesday, December 7, 2016, 7:00 pm.

1. 7:00: Approval of minutes for the meeting of November 16, 2016.
Approval of minutes for the Hearing of November 15, 2016.
2. Old Business:
3. Correspondence:
Email from Patti McKenna concerning a workshop on Relocation in the Shoreland Zone.
4. 7:15: Public Hearing for a Land Use Permit Application submitted by **Three Rivers Land Trust** for a change of use at 235 Swetts Bridge Rd (Map 3, Lot 16) in the Village District to utilize an existing house for office space.
5. New Business:
6. Adjournment

Next Meeting: TBD