

**Fryeburg Planning Board Meeting
November 28, 2018 – Town Office**

Members in Attendance: Patrick Emery, Ed Price, Robert Ricks

The meeting was called to order at 6:00 and it was determined that there was a quorum.

Approval of Minutes: Price made a motion to approve the September and October meeting minutes. This was seconded by Ricks and passed unanimously.

Application for Land Use Authorization- U-Haul Rental- Dennis Leach: Dennis Leach provided a brief overview of his plan to use existing space, left of the building at 235 Bridgton Road, to park U-Haul trucks and trailers that he will be renting out. Ricks clarified that Leach leases the space. Price asked if the rental parking area would impact the septic system. Leach pointed out the septic location on the plan, which is not near the proposed U-Haul parking area.

Price asked about the extent of parking area improvements and stream location. Leach will just be overlaying some gravel and clarified that it is not near the stream. Price also asked how many U-Haul units there would be. Leach said it would range from zero to twenty. Tom McCarthy, a U-Haul representative, explains the U-Haul market and process of distributing U-Hauls amongst the rental locations. He would not expect there to ever be more than 10-15 onsite. If limitations on the number of U-Hauls are set then they can restrict this location as a drop-off to prevent the limitations from being exceeded. Other local U-Haul locations were discussed.

Price made a motion to accept the application as complete, which was seconded by Ricks and passed unanimously.

Emery began a review of the performance standards via the memo provided by the CEO. After completing a review of the memo, Ricks clarified that the Board needed to determine the specific use category for the proposal. Price pointed out the definition of motor vehicles sales, which includes rentals. The CEO believes that this was an oversight to not specifically include motor vehicle related rentals in the Land Use Table. There was discussion about this.

Price made a motion to review this application under Section 5.B.10.1- motor vehicle related sales and service (not including bodywork or painting and fuel sales).

Price noted the CEO's review comments about long-term storage and the need to screen such storage areas. He considers this to be short-term storage in a commercial zone and therefore believes that no long-term storage buffers are required. He motioned to waive Section 16.J requirements related to landscaping and screening. This was seconded by Ricks and passed unanimously.

Price made a motion to approve the application with the following stipulations:

- There may be no more than 20 U-Haul vehicles/trailers onsite, or no more than can reasonably fit in the specific U-Haul parking area.
- If U-Haul vehicles have back-up alarms, then the sound level limits of the Land Use Ordinance shall not be exceed prior to 7 a.m.
- The U-Haul parking area may not be closer than 5 ft. to the property line.
- When working on parking area improvements silt fence or hay bales shall be utilized to control erosion and the parking shall be graded away from the brook.

- Written procedures must be in place to properly respond to potential fuel leaks of the U-Haul vehicles. If a leak occurs, then the CEO must be notified.

McCarthy noted that U-Haul does have spill kits and that he will ensure that Leach has one onsite. Ricks questioned how the Route 302 reconstruction will impact the U-Haul parking area. Leach has met with MDOT and the reconstruction will have no impact.

Ricks seconded the motion and it passed unanimously.

Leach asked for clarification that he can start operations now, without the final gravel work beings completed. The Board members relayed that they had no problem with that.

Property Maintenance Continued Discussion: The CEO provided tabulated results of the property maintenance related survey which was distributed at the November elections. Ricks noted that the results are favorable to having property maintenance codes. Price pointed out that having a town-wide code also seemed favorable to those who completed the survey and that people stated their concerns about the financial hardship of having a code. In light of this he said the Board should continue to work on the draft that Woodbrey presented a while back and present it for public hearing. Haley suggested working on changes at the December meeting and holding a public hearing in January.

Ricks commented about the relationship of property maintenance issues and property values. He wondered if the Board could get more information from an expert about that. He also commented about the issue of financial hardship in requiring property maintenance.

Public Forum: n/a

CEO Report: The CEO presented a spreadsheet of permits issued and violation notices sent and answered specific questions. Price made a motion to accept the CEO report which was seconded by Ricks and passed unanimously.

Other Business: The CEO reminded the Board that the previously scheduled Emery and Garrett (E&G) presentation at Thursdays Selectmen meeting was postponed due to health issues of one of the consultants. This will be rescheduled as soon as possible.

The next meeting will be December 18th since the regularly scheduled meeting would fall on Christmas.

Price disclaimed that he has no disrespect for Kizaki but believes that the CEO should complete the meeting minutes from now on. Ricks agreed that it would be more time expedient to do that if the CEO is willing. Haley responded that she is fine with that if the Board wishes. It was determined that the CEO will complete the minutes and if unable to do so, then Kizaki, as secretary, will complete the minutes.

Ricks mentioned the E&G update. Price had not read it in detail and would like to before having a detailed discussion. The CEO is hopeful that the presentation by E&G will be helpful in explaining the results. Ricks noted that the report supports the withdrawal limits set in the previous report, but that it does not address impacts outside of the aquifer, which is something that he has questioned.

Ricks made a motion to adjourn, which was seconded by Price and passed unanimously. The meeting adjourned at 6:48.