

**Fryeburg Planning Board Meeting
May 2, 2018 – Town Office**

Members in Attendance: Patrick Emery, Robert Ricks, Barry Woodbrey, Edy Kizaki

The meeting was called to order and it was determined that there was a quorum.

Approval of Minutes: Emery made a motion to approve the March and April meeting minutes which was seconded by Ricks and passed unanimously.

Application for Land Use Authorization- Chapel Hall: Chris Logan briefly described the proposed project; the Chapel Hall will serve as a community resource with AA, senior center, emergency shelter, food pantry and receptions.

Emery read the updated review memo from the CEO that noted that the MDOT permits have been received, both a landscaping and lighting plan were submitted which appeared to meet the ordinance standards, and that the parking plan as initially submitted is sufficient. The CEO recommended conditions of approval that the first 30 feet of the driveway be paved, per the ordinance, and that copies of all required licenses and permits be forwarded to the Town.

Kizaki clarified that there will be no striping on the parking lot so people will park in a normal and natural pattern and therefore the parking lot size is ok.

Kizaki made a motion to approve the application, which was seconded by Ricks and passed unanimously. Kizaki asked if the conditions of approval recommended by the CEO were incorporated in that approval. The CEO responded that the conditions were not automatically incorporated and needed to be included as part of the motion. Kizaki made a motion to rescind the previous motion. This was seconded by Ricks and passed unanimously.

Kizaki made a motion to approve the application with the conditions that the first 30 feet of the driveways be paved and that copies of all required permits and licenses be forwarded to the Town. This motion was seconded by Ricks and passed unanimously.

Application for Subdivision Revision- Guy Pilla: Guy Pilla explained his proposal. He lives at 186 Mountain View and purchased 2 lots years ago. He wants to merge lots 14 and 15 and has no intention of building on or selling the vacant lot and the merger will reduce his taxes and association fees.

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

Kizaki made a motion to approve the application, which was seconded by Woodbrey and passed unanimously.

The subdivision plans were signed and the CEO discussed the recording process with Pilla.

The next meeting will be Tuesday, May 22nd at 6:00 p.m. at the Town Office.

Woodbrey made a motion to adjourn, which was seconded by Kizaki and passed unanimously.