

**Fryeburg Planning Board Meeting
May 28, 2019 – Town Office**

Members in Attendance: Patrick Emery, Ed Price, Barry Woodbrey, Edy Kizaki, Tom Rebmann (Alternate)

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

Price made a motion to approve Rebmann as a voting member for the meeting which was seconded by Kizaki and passed unanimously.

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

Application for Land Use Authorization: Little School, Olga Malloy: Malloy provided a brief overview of her proposal to establish a school for 4 year olds through 8th grade. This will be generally for students who can't succeed in regular classrooms or who have different philosophical ideas of school. It be a farm based curriculum that follows that Waldorf principals. Malloy eventually wants 12 students but will start with up to 7. If she has more than 5 she needs to install a septic expansion and she is aware that that might be a condition of approval.

Rebmann asked what would be required to have the 12 students and Malloy responded that she would need a separate building and additional staff.

Price asked if the area for the 7 students would be in the basement. Malloy confirmed this and also confirmed that it is a finished basement with 2 rooms, a bathroom and a separate entrance. The children will access the basement via a walkway around the house and no access will be through the first floor of the house. The children will help build the walkway as part of their schooling. The walkway would be cleared and maintained in the winter.

Price inquired about whether the school would allow physically handicapped students. Malloy stated that no, not initially. There was further discussion about this.

Price asked for clarification on the parking area and setbacks. CEO Katie Haley said that the parking needs to be 5 feet from the property line. Malloy explained the plan to create a gravel parking area, which would be more than 5 feet from the property line. She provided a plan of the parking. Malloy plans to plant additional landscaping on both sides of the property and will be doing so in the near future.

Price asked about hours of operation and if there would be a playground. Malloy said it would be 8-5 and that the outdoors activities would be nature based and not a traditional playground.

Kizaki asked about music and if it would be electronic. Malloy said that music is a big part of the curriculum and there would be violin, guitars and recorders but nothing electronic.

Kizaki asked if the neighbors were close to the property. Malloy said that the neighbors are aware of her plan and a couple may actually serve on her non-profit board. Kizaki pointed out the proximity of the Chapel Hall for events.

Malloy inquired about possible CMP work. She noted pavement markings. Haley was unaware of any projects out there but said it could be CMP pole replacement, Dig Safe markings, or that it might be related to the repaving of Fish Street.

Price asked if the school gets money from the state. Malloy said no and that she will eventually be licensed as an independent private school but will have a different license in the meantime.

Rebmann clarified that the septic would need to be expanded if there is more than 5 students.

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

Price made a motion to hold a public hearing, which was seconded by Rebmann and passed unanimously. The public hearing will be at the next meeting on June 25th. Haley explained the process of notifying abutters to Malloy.

Malloy hopes to have the school operational in September and needs to apply for state licensure by July 1st.

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 Kizaki and passed unanimously.

Other Business: Haley noted that Town Meeting is on June 13th at the Performing Arts Center. She will work on a summary of the marijuana ordinance revisions and Price will prepare to speak about the ordinances if necessary. He will also prepare to answer questions about the budget request for rezoning. The timeline for the rezoning project was discussed. Kizaki offered to work on a timeline.

Woodbrey will not be at the next meeting.

Woodbrey made a motion to adjourn which was seconded by Price and passed unanimously. The meeting adjourned at 6:30 p.m.