

**Fryeburg Planning Board Meeting
June 25, 2019 – Town Office**

Members in Attendance: Patrick Emery, Ed Price, Tom Rebmann (Alternate), Edy Kizaki (arrived after meeting began)

The meeting was called to order at 6:00. Emery authorized Rebmann to be a regular voting member so as to establish a quorum for voting purposes. Following this it was determined that there was a quorum.

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

Public Hearing and Application Review- Application for Land Use Authorization: Little School, Olga Malloy: CEO Haley confirmed that abutters were notified by certified mail. No one was present from the public. Malloy provided a brief overview of her proposal to establish a school for students who can't succeed in regular classrooms. It will follow the Waldorf principals.

Emery reviewed the CEO's memo and the district requirements and section 16 performance standards to determine if each standard had been met. Following the reading of the memo, Haley confirmed that some additional information had been submitted since the memo was drafted and that each board member should have that supplemental information.

Price asked for clarification on the parking area and a discussion followed. It was noted that the proposed parking area adjacent to the driveway had been cleared of trees and brush but it not gravel at this point. There was also a similar discussion about the treed buffer on the opposite side of the property. Malloy had removed some trees but has since replanted trees closer to the property line.

Price made a motion to approve the application with the follow conditions:

- A new leachfield needs to be installed when enrollment is 6 or more students.
- If there are 6 or more students then directional signs and parking lot painting should be installed.
- Copies of all licenses and permits must be forwarded to the CEO.
- If there are more than 7 students then State Fire Marshall Officer approval and inspection is needed.
- If more than 12 students are enrolled and a new building is proposed then a new approval is required by the Board.
- An improved pathway needs to be constructed to access the school entry and this path must be maintained and cleared in the winter. The path needs to be constructed by November 15th.

Emery seconded the motion. There was discussion about the type of path to be constructed and about the timing of path construction. The motion passed unanimously.

Kizaki arrived at the meeting.

Public Forum: N/A

Rezoning Discussion: Haley noted that the budget item for rezoning planning services had been approved at Town Meeting and that a time to meet with Lee Jay Feldman of SMPDC (Southern Maine Planning and Development Commission) needs to be set up. It was ultimately decided to meet with him

on July 30th at 6:00 p.m. in a workshop meeting. There was discussion about the role of SMPDC and the type of entity that they are.

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

Other Business: Haley presented the revised Application for Land Use Authorization and asked the Board for their thoughts. The revisions were intended to get more specific information from applicants and reduce the amount of back and forth with the applicant by the CEO to get all of the information the Board needs to make a decision on the application. If the Board wants to implement the revised application then the CEO will make it available in the office and online. Kizaki made a motion to make the revised application available. This was seconded by Price and passed unanimously.

The next regular meeting will be July 23rd.

Price made a motion to adjourn which was seconded by Kizaki and passed unanimously. The meeting adjourned at 6:35 p.m.