

**Minutes**  
**Planning Board Meeting - Hastings Community Center**  
**November 22, 2022**  
**6:00 PM**

Patrick Emery                      Eli Goodwin                      Stephen Chase  
Tom Rebmann                      Edy Kizaki

Following a workshop which began at 5:00, Emery called the meeting to order and declared a quorum.

Emery made a motion to table the approval of the October 2022 meeting minutes, which was seconded by Chase and passed unanimously.

Eric Alt and Attorney Ben Hartwell were present to speak to Alt's Application for Land Use Authorization to establish a tavern at 383 Portland Street. Alt reviewed his proposal; he will only offer pre-package food or patrons are welcome to bring their own food, there will be bar games and TV's, there are currently no changes to the parking or building exterior. Security cameras are in place. The proposed hours are currently from 12:00 to 8pm Monday-Thursday and open until 10 on the weekend nights. Alt noted that this might change seasonally. Upon questioning, Alt provided a copy of the letter of serviceability from Maine Water Company. He noted that the interior modifications will be minimal and not structural.

There was continued discussion about hours of operation and lighting. Alt noted that he is familiar with the sign regulations and that the eventual sign will be compliant. The entire building will be used for tavern related uses and all residential uses will be discontinued. Alt is working with the State Fore Marshall Office on approval and on establishing a final occupancy load.

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

Emery made a motion to hold a public hearing on the application on December 20<sup>th</sup>, which was seconded by Kizaki and passed unanimously.

Allen Jacobsen of Schmidt Associates was present on behalf of the Maine Department of Inland Fisheries and Wildlife related to the Application for Land Use Authorization to expand the existing shooting range.

Jacobsen provided a bit of history about the range and outlined that the 3 goals of this project are to improve safety at and around the range, to make the range accessible, and to improve the environmental aspects to the facility. He specifically noted that the range improvements are not with the shoreland zone, resource protection zone, or flood zone. There will be a perimeter safety fence with warning signs in those zones.

There will be paved parking for 55 vehicles, electricity will be brought to the site to allow for lighted range safety mechanisms, and sound walls will be constructed which are engineered to absorb sound and not deflect it. Porta-potties will be used.

Jacobsen went into a detailed explanation of the stormwater management system. He noted that there is no stormwater management currently. Post construction, all run-off will be directed to treatment filters designed in accordance with State and federal EPA regulations. Lead testing has been completed at the current range facility. There was further discussion about lead and lead mitigation. Jacobsen noted that the berms are designed to be replaced periodically based on the presence of lead. A MDIFW representative noted that the recently constructed range in Augusta has improved water quality post range construction.

Goodwin asked for confirmation that the ricochet zone extends beyond the proposed fencing near the pond. Jacobsen confirmed this. There was discussion about hours of operation; the facility will generally be open to the public from 10-5, if Range Safety Officers (RSO) are present. There was discussion about the RSO's and their qualifications. This led to a discussion about projected attendance and occupancy.

The project will go to bid once permitting is completed with a 6-8 month construction timeline. Jacobsen closed his presentation with the comment that he believes all required application material has been submitted and that all ordinance standards have been met.

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

Emery made a motion to hold a public hearing on December 20<sup>th</sup>, which was seconded by Rebmann and passed unanimously.

Public Forum: N/A

Emery made a motion to adjourn, which was seconded by Chase and passed unanimously.