**Fryeburg Planning Board Meeting Minutes**

**April 25, 2023**

**David and Doris Hastings Community Center**

**Present:** Patrick Emery Stephen Chase Edy Kizaki (late) Tom Rebmann Eli Goodwin (late)

Emery called the meeting to order and declared a quorum.

**Review and Approve the Approval of March 28th Meeting Minutes.**

Chase made a motion to approve the meeting minutes Emery seconded the motion. All in favor.

**Public Hearing on the proposed ordinance revisions to section 5, 17 AA., & 25**

Chase reviewed the changes from the last draft to eliminate 50-acre max size to be changed to acreage limitations.

No public comment was made. Emery closed the public hearing.

**Review and Approve application for Land Use Authorization submitted by Oxford Group LLC to establish a café at 627 Main St.**

Vic Sunshine, representing Oxford Group as the café business owner. Sunshine is proposing to relocate the café to the Key Bank building. There are no major changes from last application. Goodwin asked if there were any updates from the last application to this one. There are no major changes. Clarified that they are seeking vendor options for the food. The building can accommodate a space for a baker or a deli. Emery asked if they will be open 7 days a week. Sunshine stated the plan is for 6 or 7 days a week. It might be 5 days in the winter. Kizaki asked how late they will be open. Sunshine stated 2 p.m. maybe 3 p.m. Kizaki made comment she gets complaints no one is open Sunday evenings. Sunshine state there is potential to expand hours. Emery asked if there were any other questions. No questions were asked.

Emery made a motion to accept the application as complete seconded by Chase. All in favor.

Emery made a motion to have a public hearing on May 23 at 6:00 pm, seconded by Kizaki. Goodwin asked why we need a public hearing, Emery stated change of use, and building has been vacant for a long time and the amount of abutters. Kizaki said they could waive it. Emery feels they should have one due to change of use, and the amount of abutters that there are. The motion was seconded by Edy. 3-1-1. Opposed by Goodwin, Rebmann abstained from voting.

Sunshine asked if there was any way of having public hearing sooner than May 23rd. Goodwin asked that we move the meeting sooner, he feels they gone though a lot of unnecessary steps that have been delayed. Chase explained it is not Sunshine, it has nothing to do with them. Discussion continued to assure Sunshine it was not them and they wanted to keep it the same for all. Kizaki agrees that the hearing should be moved up. It was noted the notice must be posted 10 days prior to meeting.

Rebmann made a motion to hold a public hearing on May 9th at 6:00 pm. Kizaki seconded. 3-2. Emery and Chase opposed.

Emery asked Sunshine if he had the list of abutters and to make sure he gets them the notices 10 days prior.

**Public Forum- No comment.**

Emery made a motion to adjourn seconded by Chase. All in favor.