

# PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on May 26, 2015.

Board members present: Tom Connors, Bill McKenna, Alison Nichols, Corey Vose, Heather Pouliot, Steve Dumont, Justin Poirier, Delaine Nye

Board members absent: Pete Pare

City staff present: Lionel Cayer, Matt Nazar, Susan Redmond

Guests present: Jim Coffin, Kevin Dostie

Corey Vose, Chair, called the meeting to order at 7:00 p.m.

**Public Hearing: Mineral extraction license. Conditional Use. Application of Kevin and Jessica Dostie to create a 9.727 acre mineral extraction area. Mineral extraction activities are a conditional use. Assessor's Map 5, Lot 184 and 184A. Located off Mt. Vernon Road in the Rural River District (RR).**

Matt Nazar, Director of Development Services, gave an overview of the proposed mineral extraction activity.

- Line agreement between Dostie and McGee was submitted
- Revised site plan submitted
- Associated uses: screening operations, stockpile of soil products, stockpile of topsoil, fueling of equipment, snow dump storage

Jim Coffin, E. S. Coffin Engineering & Surveying, applicant's agent

- Brian Dostie, abutter to west, will not be doing a mineral extraction operation. Kevin & Jessica Dostie can't have zero foot setback from that property line.
- (Jim distributed a site plan)
- Proposed plan – driveway has a 22% grade
- Application with state is pending
- Kevin wants to remove overburden in a previously reclaimed area because he thinks there is material to extract

Steve Dumont

- How keep sand and salt out of water?

Jim Coffin

- The pit will be self-contained
- No DEP permit for wetlands because impact is below the permitting threshold
- No valuable materials within 300 feet of trailer which is now owned by McGee

Lionel Cayer, City Engineer

- Comfortable with revised plan

(7:20 pm) Delaine Nye: In the matter of the application of Kevin and Jessica Dostie for a mineral extraction license, we have found that the application meets the conclusions of law in terms of site plan criteria, neighborhood compatibility, plans and policies, traffic pattern, flow, and volume, public facilities, resource protection and environment, performance standards, financial and technical ability, and that it meets the mineral extraction performance standards, and therefore I move that we approve the application with the following conditions:

1. Revise the slope of the access road to the City Engineer's satisfaction.
2. Submit the agreements between the applicant and McGee Properties, LLC, and the abutter to the west which indicate a zero (0) foot property line setback is acceptable.
3. Submit a property line agreement between the applicant and Brian Dostie.

This conditional approval shall expire within eighteen (18) months of the date of approval by the Planning Board, if the conditions have not been met.

This approval shall expire within five (5) years of the date of the original approval by the Planning Board.

Seconded by Alison Nichols. All in favor. Motion passed. 7:0

### **Workshop: Historic District Ordinance.**

Add workshop to end of June 9<sup>th</sup> Planning Board meeting agenda.

### **Minutes**

April 14, 2015 Planning Board meeting minutes: Page 5 half-way down: Change "sound deafening equipment" to "sound deadening equipment"

Alison Nichols: Motion to accept minutes as amended.

Steve Dumont: Second.

All in favor. Motion passed. 7:0.

### **Other**

The Planning Board is interested in creating a definition for community garden in Land Use Ordinance.

### **Adjourn**

Motion by Delaine Nye to adjourn at 7:30 p.m.

Seconded by Steve Dumont.

All in favor. Motion passed. 7:0.