The meeting was called to order at 6 pm by Chairman Dayton and a quorum was determined. Richard St. John arrived to the meeting right before Daisy Cutter Group on the agenda.

Nomination of Chairman and Vice Chairman:

**Brian Spaulding nominated James Dayton for Chairman, Colleen 2\textsuperscript{nd}. All were in favor. (4-0)**

**James Dayton nominated Richard St. John for Vice Chairman, Brian 2\textsuperscript{nd}. All were in favor. (4-0)**

1. **Old Business:** Approval of the meeting minutes was postponed until later in the meeting because of needing Richard St. John’s vote.

   a. **Site Plan Review Application – Harrison Food Bank – 176 Waterford Rd.** Sandy Swett passed out to the Board a sketch plan of existing conditions observed prepared by Maine Survey Consultants and also a letter from the Cumberland County Community Development Department dated 6/27/19 stating a grant has been awarded to the Harrison Food Bank for rehabilitation. The Board discussed the entrance and exits and the heating system. Sandy stated the furnace will be replaced. The VFW is still allowed to meet there at no cost and there will be an area provided for their things to be stored. The Board briefly discussed the sign which was already approved and parking to bring the new board members up to speed.
James moved, Colleen 2\textsuperscript{nd} to accept the plans as drawn for the addition to be added onto the Ronald St. John Community Center and that they must see Code Enforcement for a building permit. All were in favor. (4-0)

Board member Richard St. John arrived to the meeting.

b. Approval of the Meeting Minutes for June 5, 2019
   James moved, Richard 2\textsuperscript{nd} to approve the minutes as written. James, Richard and Brian were in favor. Colleen and Wendy abstained because they were not on the Board at the time.

2. New Business:

   Carol Lafontaine spoke on behalf of this application. Wayne and herself would like to have a 3’ x 4’ sign for their mobile carpet cleaning business set on their property down away from their house so that people do not come down their driveway. \textbf{Richard moved, James 2\textsuperscript{nd} to approve the site plan application for Wayne Heroux, 1247 Naples Rd., Map 5 Lot 11, with the condition that the sign is set on their property and not on the State right of way. All were in favor. (5-0)}

b. Site Plan Review Application – Daisy Cutter Group, LLC – Marina/Retail - 19 Main St. Map 45 Lot 78
   Jim Shaw would like to put a marina and some retail space at 19 Main St. and possibly a restaurant in the future. The Board asked how he would deal with parking because he couldn’t rely on just Main Street for parking and that the shoreland zoning ordinance states that there should be one private parking vehicle space for every watercraft accommodation. Also Richard read that no pier, dock or slips will extend more than 48 feet from the normal high water mark. No slips, docks or accommodations for watercraft shall be located within 20 feet of the property line.
   The Board asked about the septic for this property. They would need to know the size of it to know how many employees or customers it will handle even for retail space, not just for a restaurant. Richard read from the ordinance that there shall be no more than 1 dock, slip or accommodation for motorized watercraft per 25 feet of shoreline frontage. Jim stated that was for residential not commercial. The Board does not believe that is true and he would need to show the Board where that is written. Jim was told by Richard that the other Marinas in town had to go thru an appeals process and also they fell under the old ordinance and that this Board can waive some things but a variance would be the Board of Appeals.
The following items are needed for the next meeting:
1. Shoreland Zoning Application
2. Septic System Plan
3. Sign? Need plans if so
4. Floor plan. Where marina space, retail space and bathrooms will be
5. Parking Spots
6. Security System?
7. Lighting on Docks?

Richard stated that Jim should also call attention to the paragraphs numbered 1, 6, 8, 9 and 12 in Section 15 (c) in the Shoreland Zoning Ordinance.

James moved, Richard 2nd to table the application until the next meeting in August. All were in favor. (5-0)

c. Subdivision Amendment - Steve McFarland/Nancy Kelly – 91 Ridgeview Rd. Map 55 Lots 1-16 & 1-16A
Steve would like to combine their two adjacent lots back into one lot because they are planning construction of a year round home and because of logistics of the property, the location of the home would not meet the restrictive covenants of the Ridgeview (Phase II) Subdivision as he would be building within 25 feet of the side lot line. It would also require the well to be located on lot 13, while the home would be located on lot 13-A (Lot numbers on the original subdivision plan).

Richard moved, James 2nd to approve the request for the subdivision revision to Ridgeview Phase II to combine lots 1-16 & 1-16A into one. All were in favor. (5-0)

The Board stated they would need a plot plan showing the lots turning into one lot with a notation of the original subdivision plan and signature lines for the Board to sign it so that it can be filed at the Registry of Deeds.

3. Next Meeting:

August 7, 2019

4. Adjourn:

James moved, Brian 2nd to adjourn at 8:25 pm. All were in favor.

Chairman James Dayton

Secretary Kristen MacDonald