Fryeburg Planning Board Meeting

**Date: September 26,2023 6 pm**

**Members in Attendance: Patrick Emery- Chair, Tom Rebmann-Vice Chair, Edy Kizaki- Secretary, Stephen Chase, Eli Goodwin, Edward Price- Alternate, Greg Hatch-Alternate**

**Call to Order & Establish Quorum:Quorum established**

**By: P. Emery Time: 6:00 pm**

**Review and Approval of Previous Month’s Minutes: motion to approve August minutes**

**Motion by: T. Rebmann Seconded by: P. Emery Vote: Carried**

**Current Business:**

**Land Use Authorization Clyde Watson** 299 Main St: Bonnie Santanna spoke about her business Natali Lill Slice of Heaven Cafe, A German bakery, café, bistro in the German Tradition. She is renting from Watson. Goodwin remarked that there are no issues with the parking lot, it is plenty large enough. Chase questioned the paperwork showing an application fee of $125 when it should be $150. Town Manager reviewed the application original and stated that it showed a payment of $150, so the $125 was a typo. Santanna further described the space as a party planning area, perhaps wedding receptions, she plans to serve German cheesecakes, breads, coffee. Rebmann questioned the square footage, which comes in at about 528. Chase questioned the number of inside seats, which is 6 to 8, plus some outside seating in warmer months. Watson is doing a new septic system to be in compliance with the septic and water ordinances for the number of seats allowed. Santanna further explained that she plans to be open 7 days a week from 6 am to 5 or 6 pm in response to Tom’s question of hours of operation. Kizaki asked if a drive thru would be possible, it was determined that it could be so in the future but not right now. The board reviewed the applicable ordinance performance standards. A discussion then ensued regarding parking spaces, delineation of same, paved lot versus gravel lot, signage for parking, trees, and CMP right of way. Goodwin commented how not holding a public hearing for the bakery might be, or appear to be a double standard, given the months long process Fair Grounds Coffee went through earlier this year. It was stated the reason Fair Grounds Coffee needed a public meeting was because the location has no private parking and would affect traffic, street parking, etc. Goodwin also noted that they did not support a public hearing for Fair Grounds Coffee, or the new bakery. A motion was then made to accept the application by Emery, seconded by Chase, motion carried. Discussion of public hearing needed, decided none needed in this case. Emery asked that when the business is ready to open that the license be copied to the Code Enforcement Officer.

**Land Use Application Old Saco Inn**: Bruce Moffitt (owner) spoke about the building of an open-air gazebo to handle larger groups during weddings and other gatherings. It will be a 34 X 60 post and beam construction with a concrete foundation and floor, by the same builder as the Inn. A discussion ensued about guests and septic, flooding, and parking lot. All are found to be within ordinance standards. The board reviewed the applicable ordinance performance standards. Emery motioned to accept application as complete, seconded by chase. Motion carried. Rebmann motioned to accept application with no public hearing, seconded by Chase, motion carried with stipulation by Emery that licenses be copied to Code Enforcement Officer, and that Fire Chief inspect to insure compliance.

**Public Forum:**

**J Knight** had several questions regarding the STR Survey. About 100 responses were obtained form the survey. In November there will be a public hearing, and then the STR Ordinance will go to the Town Meeting for voters in June. Any complaints regarding current STR’s goes directly to the Town and/or Police. Goodwin invited kKight to attend the October workshop in STR’s, saying that it would be a great time for input.

**Town Manager Report:** Kelly Woitko is helping out as Code Enforcement Officer, pending two remaining test results. Emery motioned to accept Town Manager Report, seconded by Chase, motion carried.

**Other Business:** Goodwin inquired about progress on junk properties and sign ordinance enforcement. Haley (Town Manager) responded that legal action is in process on two of the junk properties. Due to the many transitions in the Code Officer position, they have been focusing more on safety issues than sign ordinances. However, it will be addressed in future.

Rebmann asked for any interested parties to contact him regarding being on the Economic Community Development Committee, applications are at Town Offices for any interested parties.

There will be a workshop at 5 pm for the October planning board meeting, regular meeting to start at 6 pm.

Rebmann motioned to adjourn, seconded by Chase, **meeting adjourned at 7:18 pm**

Respectfully submitted by Maryann Eastman, Scribe

This is accurate to the best of my ability, please excuse any omissions, correct any errors.