

Town of Glenburn
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207-942-2905
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Planning Board Minutes
Tuesday January 14th, 2025

1. ROLL CALL

Present were regular members Ed Goodwin, Sharon Nason, Theresa Porter, Wayne McClay and associate Thomas Wolf. Brenda Moody was absent.

2. Approval of the December 10th, 2024 Planning Board Minutes

Sharon Nason motioned to approve the December 10th minutes as written. Thomas Wolf seconded. Minutes approved 3-0. Theresa Porter and Wayne McClay abstained, as they were absent for that meeting.

3. [PB025-01] Mr. David Andrade's request to move Auto Visions Inc. from the current location of 2909 Broadway (Tax Map 09 Lot 022) to 2904 Broadway (Tax Map 09 Lot 043).

Jordan McLaughlin, Code Enforcement Officer, stated this has been a commercial facility in the town since 1996. David Andrade has had a permit to operate since the place was purchased. The lease did expire May 1st of 2023 while under White Lightning. Mr. Andrade is now trying to obtain a new permit since the other became void when the lease expired. Sharon Nason asked about the DEP involvement on the property. Mr. McLaughlin stated the property in the past has had a pile of violations causing DEP to become involved. There is still one barrel of waste fluid that needs to be removed from the property, as a condition before the permit is issued. Ed Goodwin asked Mr. Andrade to explain his business plan for operation. Mr. Andrade would be open from 8am to 2pm to conduct general maintenance on vehicles and using the rest of the building for storage. He will have a lift in the garage, and no other employees. Wayne McClay asked if there is a car restriction on the lot. Mr. McLaughlin said the property originally had 25, then had requested through land use to have 100. Mr. Andrade would like to have the property be able to have 50 vehicles on the 1.9-acre lot. Theresa Porter asked what the guidelines are for how many vehicles you can have on the lot. Mr. McLaughlin stated the ordinance doesn't specify; it is based off board approval.

Theresa Porter made a motion to accept the application submitted as complete. Thomas Wolf seconded. Unanimous vote by the board.

Planning Board reviewed General Standards Land Use Section V.

1. Access Requirements
4. Air Pollution
7. Conformance with other laws

Mr. McLaughlin recommended there be a condition the DEP be contacted to ensure fulfillment on the cleanup of the site.

11. Dust Fumes Vapors
15. Industrial Performance Standards
17. Landscaping
18. Lighting Standards
22. Off Street Parking
23. Off Street Loading
24. Oil and Chemical Storage

26. Refuse Disposal

Mr. Goodwin conditioned roadside pickup is reserved for residential pickup, not for commercial use. Mr. Andrade will have to have a provision to remove extra waste. Mr. Andrade stated the waste he will be producing is “weight” which will be brought to AIMS Recycling.

27. Sewage Disposal

28. Signs

32. Temporary Storage

Wayne McClay motioned for positive findings on all applicable General Standards in Land Use Section V. Theresa Porter seconded. Unanimous vote by the board.

The Planning Board stated the following conditions will be required before the permit is issued:

- A letter from DEP stating the property is clear from any current violations.
- The last barrel of waste fluid be removed.
- Vegetation needs to be seeded, (the lawn has already been graded for topsoil and water run off).
- The fence on southside of the building needs to be repaired to reduce visual impact.
- Being a used car dealership, there needs to be a steady rotation of vehicles coming as well as going so it doesn't become a junkyard.
- A final inspection on the remodel of the property.

Wayne McClay motioned to have a maximum of 50 vehicles on the lot at any one time. Theresa Porter Seconded. Unanimous vote by the board.

Planning Board reviewed Section VI G. Positive Findings

1. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote.
2. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
3. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
4. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
5. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
6. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
7. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
8. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
9. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote
10. Wayne McClay found Positive Findings. Theresa Porter seconded. Approved by a 5-0 vote

Theresa Porter motioned to accept the application for Land Use with conditions stated by the board. Wayne McClay Seconded. Unanimous vote by the board.

PLANNING BOARD ITEMS

Planning Board requested the time for meetings be on the agenda.

CEO ITEMS

ADJOURNMENT

Theresa Porter motioned to adjourn. Wayne McClay seconded. Unanimous vote by the board.

Meeting Ended 7:45PM

NOTE: It will be up to the Planning Board to decide to continue meeting beyond 9 PM.

Any citizen who wishes to participate in this meeting and needs special accommodations due to a disability should contact the Glenburn Town Office at 942-2905 as soon as possible.