

Town of Glenburn  
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Planning Board Minutes  
Tuesday, May 14, 2024

## ROLL CALL

Present were regular members Brenda Moody, Sharon Nason, Wayne McClay, Theresa Porter, and Ed Goodwin. Associate member Thomas Wolf was also present.

### Approval of the April 9, 2024 Planning Board Minutes

Sharon Nason motioned to accept the April 9, 2024 minutes as written. The motion was seconded by Ed Goodwin and approved with a 4-0 vote. Theresa Porter abstained.

1. [PB024-04] Sandra Spiller and the Linda Boyle Nature Center, Inc. continuation of a request for a Land Use Permit to develop and operate an environmentally based forestry preschool for a maximum of 49 preschoolers ages 3 to 5. The property is located at 883 Pushaw Road, Glenburn Tax Map 11/Lot 15.

Jim Kiser from Kiser & Kiser Engineering, representative for the applicants, requested withdrawal of the application. Attorney Huber stated that there is no evidence that the applicant, Linda Boyle Nature Center, Inc., has right, title, or interest in the property. The property is owned by Sandra Spiller, and there is nothing that links the corporation to the landowner. The withdrawal is intended to give the applicant the opportunity to create a link between the applicant to the landowner which would meet the test for right, title, or interest. Without right, title, or interest, the Board does not have jurisdiction to entertain and review the application.

2. [PB024-05] M. Suzanne Scroggins request for a Land Use Permit to operate a home occupation doing one-on-one or two-on-one personal training with separate room for equipment storage. The property is located at 15 Merryman Road, Glenburn Tax Map 02/Lot 56.

Suzanne Scroggins stated that she is owner of Mind Over Matter Personal Training in Hermon. She would like to move her business into her home here in Glenburn.

Ed Goodwin asked how many clients she now has, and Ms. Scroggins stated that she has from 20 to 22 clients. Some sessions are 30 minutes long. Some are 50 minutes long. Most people come twice a week. It is one-on-one training with the exception where two sessions a week has two people. Mr. McLaughlin stated that the number of daily clients is adequate and manageable. Parking is adequate. Lighting into the house is also adequate. There will not be an outside sign.

With no further discussion, Ed Goodwin motioned to classify the application as a home occupation doing one-on-one or two-on-one personal training. The motion was seconded by Theresa Porter and unanimously approved with a 5-0 vote.

The Board reviewed the Performance Standards from Section V., Performance Standards of the Town of Glenburn Land Use Ordinance.

Ed Goodwin motioned to find satisfactory compliance for the applicable Performance Standards in Section V. of the Land Use Ordinance. The motion was seconded by Theresa Porter and unanimously approved with a 5-0 vote.

Ed Goodwin motioned to accept the application as complete. The motion was seconded by Theresa Porter and unanimously approved with a 5-0 vote.

Brenda Moody read the criteria from Section VI of the Town of Glenburn Land Use Ordinance for positive findings:

1. Is a permitted use in the district in which it is proposed to be located;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

2. Is in conformance with the applicable performance standards of Section V of this Ordinance;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

3. Will not result in unsafe or unhealthful conditions;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

4. Will not result in undue land, water or air pollution;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

5. Will not result in undue erosion or sedimentation;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

6. Will avoid problems associated with development in flood hazard areas;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

7. Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

8. Will conserve significant natural, archaeological, and historical resources;

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

9. Will not adversely impact public infrastructure; and

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

10. Be consistent with the long-range goals of the Comprehensive Plan, other adopted plans of the town, and the goals and purposes of the established districts.

Positive Finding

Ed Goodwin motioned for a positive finding. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

Ed Goodwin motioned to grant a Land Use Permit for a home occupation for personal training at 15 Merryman Road. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote.

### PLANNING BOARD ITEMS

1. Reschedule on-site visit for James Gallant request for Minor Subdivision, property located on Outer Ohio Street, Glenburn Tax Map13/Lot 01.

James Gallant requested to reschedule a site visit as soon as possible as he has contractual agreement dates for this property that he would like to meet. The Board agreed to meet for a site inspection on Thursday, May 23<sup>rd</sup> at 2 PM.

2. The Board's regular meeting date of June 11<sup>th</sup> has to be rescheduled due to that being election day, and Mr. Gallant requested that meeting be rescheduled to Tuesday, June 4, 2024. Ed Goodwin motioned to change the June Planning Board Meeting date from June 11, 2024 to June 4, 2024 at 6:30 PM. The motion was seconded by Theresa Porter and unanimously approved with a 5-0 vote.

### CEO ITEMS

CEO Jordan McLaughlin stated that MMA is having a training for Planning Board and Board of Appeals members on May 30<sup>th</sup> at the Bangor Hilton Inn in Bangor. All Planning Board and Board of Appeals members are invited to attend.

### ADJOURNMENT

With no further discussion, Theresa Porter motioned to adjourn. The motion was seconded by Wayne McClay and unanimously approved with a 5-0 vote, and the May 14, 2024 Planning Board Meeting was adjourned at 7:26 PM.