



# CITY OF GARDINER

## PLANNING BOARD

Gardiner Planning Board  
City of Gardiner, Maine

May 13, 2008  
Regular Meeting 6:00 PM

### ROLL CALL

Present:	Pat Hart	Judith A. Dorsey	Deborah Willis
	Ian Burnes	Pamela Mitchel	Edward Lawrence

Absent: James Montell

Also Present: Dorothy Morang, Planning Board Recording Secretary  
David Cichowski, CEO

Nick Beaulieu	Bill Guilmette	Stanley Guilmette
Ruth Guilmette	Bridget Condon	Ronald Condon
Andy Haskell	Jill Haskell	Don Larrabee
Eugene Thayer	Steve Martin	Wentworth Goodwin
Richard Marquis Jr.	Becky Marquis	

- 1.) **Chair, Pat Hart called the meeting to order at 6:00 PM, welcomed everyone and went over the meeting schedule.**
- 2.) **Roll call taken.**
- 3.) **February 12, 2008 Meeting Minutes.**

Deborah Willis moved to approve the February 12, 2008 minutes as written. Judy Dorsey seconded the motion.

Vote: 4 in favor. 0 opposed 2 abstained (Ed Lawrence and Pam Mitchel were not at the meeting). Motion passed.

- 4.) **PUBLIC HEARING – Minor Site Plan Review**  
**Nicholas J. Beaulieu, Applicant, is seeking Minor Site Plan approval to develop a 24-lot RV/Campground named Colonial Heritage Resorts RV Park. The property, located on Longwood Dr, is within the Residential Growth/Shoreland (RG/SL) Zoning Districts, City Tax Map 16 Lot 7.**

Chair Hart noted that after the abutter notices were sent out, the Planning Board received a letter (today) from the Applicant, Nicholas J. Beaulieu requesting this Application be tabled until the next regularly scheduled Planning Board Meeting. She also noted that a new Application was received today and has not been seen by the Planning Board.

Chair Hart recapped the events that have taken place regarding Lot # 6 of the original subdivision. In December of 2007, the Planning Board approved a request by Nicholas Beaulieu to remove Lot #6 from the subdivision and include it with the remaining land as a minor revision. That was appealed and in April 2008, the Board of Appeals reversed that decision and said that it was a major change requiring full review by the Planning Board. Lot # 6 is back in the subdivision.

6:05 PM Ed Lawrence recused himself as he is the surveyor for the project.

6:05 PM Chair Hart opened the meeting for public comment.

Stan Guilmette spoke, representing his sister Ruth Guilmette. Her property is located on the corner of Brunswick Av and Longwood Dr. He submitted documentation and a letter to the Planning Board. He said that in 2006, she purchased this lot from Nicholas Beaulieu. Since that time, Mr. Beaulieu has tried to buy an easement back from her. Her attorney has advised her not to sell. They feel that this issue with her property needs to be cleared up before proceeding with this Application. It was a camp road and it was widened by Nick and he sold it to Ruth.

Ron Condon asked if the abutters will receive notification before the next hearing of this application and whether the Applicant can add pieces after the submission and review by the Planner/CEO as he did this time.

Chair Hart said that sometimes they have accepted minor changes or a letter at the meeting if the Application is pretty much complete. Ian Burnes said that he would prefer that the Application be as close to completion as possible considering how many outstanding issues there are with the road. The Board agreed that abutter notifications will be sent out when this Application comes before the Board.

Mr. Condon said that when the original subdivision was approved, the motion said that the Longwood Drive Road Maintenance Association is the governing body of the common lot on the water and asked what that means.

Chair Hart said that it was a long time ago and they would have to look it up and see what was said.

Chair Hart asked David if he had received any comments either by letter or orally. David said that an abutter had come in, but is here tonight and has given comment.

6:16 PM Meeting closed for Public Comment.

Chair Hart said that they also had received a letter from Attorney Jackson, attorney for the Condons showing marketing of the property as a subdivision.

Chair Hart said that Nick will work with the CEO and Planner with this new application.

## **OTHER**

Chair Hart noted that there is an extra meeting to be held on May 29, 2008 to review two other applications but it will not include this Application.

The CEO brought an existing application from Aspire Corp for an expansion of an existing storage depot. The Application was determined previously to be incomplete by the Planning Board and the Applicant has not submitted additional information. Since that time, the property has been sold and the new owner has no desire at this time to expand. It is requested that the Application be closed.

Pam Mitchel made a motion to close the Aspire Corp Application for expansion. Judy Dorsey questioned what close meant. Pam Mitchel withdrew her motion.

Judy Dorsey moved to deny the Aspire Corporation Application for expansion that the Planning Board previously tabled. Pam Mitchel seconded the motion.

Vote: 6 approved. 0 opposed. Motion passed.

**5.) ADJOURN**

Pam Mitchel made a motion to adjourn. Judy Dorsey seconded the motion.

Vote: 6 in favor. 0 opposed. Motion passed.

Meeting adjourned at 6:20 PM