

**FALMOUTH PLANNING BOARD MINUTES**  
**TUESDAY, MAY 5, 2015**  
**6:30 p.m.**

**Members Present:** Jay Chace (Chair), Bill Benzing (Co-Chair), Tom McKeon, Rudy Israel, Chris Hickey

**Staff Present:** Ethan Croce-Senior Planner; Lisa Sangillo-Recording Secretary

The meeting was called to order at 6:32 pm.

**Item 1** Approval of minutes from the April 7, 2015 Planning Board meeting.

Mr. McKeon motioned to approve the minutes of the April 7, 2015 Planning Board meeting subject to staff making a change on Page 9, "how was the applicant able to create parallel "***parking***" brought to staff's attention by Mr. Israel. Mr. Benzing seconded the motion. Motion passed 3-0. Chair Chase abstained due to not having reviewed the minutes, and Mr. Hickey abstained as he was absent for the April 7<sup>th</sup> meeting.

**Item 2** Joe Cooper - Request for reconsideration of the Planning Board's March 3, 2015 recommendation to the Town Council relative to a proposed zoning amendment to create a special overlay district for 60 Gray Road to accommodate additional parking in the front setback.

Mr. Croce gave an overview of the request facing the Planning Board explaining the process suggested by the Town Attorney in this unique instance.

There needs to be a vote to open the item up for reconsideration. If the vote fails, the request goes no further. If the vote passes, the Board would then make a decision regarding whether or not to hold a second public hearing and a second recommendation to the Town Council for recommendation based on the information presented.

Mr. Chace reiterated Mr. Croce's explanation to ensure he understood what was before the Board this evening.

Mr. McKeon motioned to open the request up to discussion. Mr. Hickey seconded the motion. Motion passed 5-0.

The Board then discussed whether the applicant should be allowed to make a short presentation. The Planning Board was all in favor of a short presentation.

Mr. Greer presented a brief overview of their request. He stated that the Maine Department of Transportation took part of the land therefore decreasing the setbacks for the property. He and the property owner, Joe Cooper of Falmouth, are hoping the Board will move this forward for a new Public Hearing.

Mr. Cooper thanked the PB for hearing their request tonight. .

Mr. Hickey stated at the previous meeting his decision was based on the fact that there was virtually no information presented. There is information this time, and he has no problem with this going forward to another Public Hearing. Mr. McKeon also feels this way and agrees with Mr. Hickey.

Mr. Benzing motioned to schedule a second public hearing and second Board vote on this matter. Mr. McKeon seconded the motion.

Mr. Chace amended the motion to clarify the scheduled date of the public hearing as the June 2, 2015 Planning Board Meeting. The Board voted to approve this amendment to the motion 5-0.

Mr. Benzing motioned to schedule a second public hearing and Board vote on this matter at the June 2, 2015 Planning Board meeting. Mr. McKeon seconded the motion. Motion passed 5-0.

**Other business**

Mr. Croce explained to the Board that they received an email from Theo Holtwijk regarding the Build Maine Conference on May 21<sup>st</sup>. Planning Board members can attend this event in Lewiston for free since the Town is sponsoring the event. He explained what the event was about and how the Board members can sign up to attend.

The meeting was adjourned at 6:49 p.m.

Recording Secretary,

Lisa Sangillo