

**City of Calais**  
**Planning Board Minutes**  
**March 28, 2016**

Meeting was called to order by Chairman Bill Barnett at 6:03 PM

**Members Present**

The present members were Chairman Bill Barnett, Richard Ramsey, Everett Libby, Herm Gadway, Joan Perry, and Christine Phillips. Christine Phillips was appointed full voting member in absence of other members.

**Previous Minutes Approved at 6:03 PM**

The minutes from the previous meeting were approved by Richard Ramsey and seconded by Everett Libby. All were in favor.

**New Business at 6:03 PM**

Chairman Barnett discussed the proposal by for the development of 149 Main St., Map 6, Block 5, Lots 5, 7, and 8 for a 10,000 SF retail space in the Commercial -1 Zone.

**Public Comment:**

**6:04 PM**, Oscar Emerson, representing County Plaza LLC, addressed the planning board concerning the site including the design of parking; storm water flow; ground sloping; lighting; propane and erosion control.

**6:12 PM**, Kevin Sample requested more information from Oscar Emerson and the planning board regarding the functionality of the site as well as plans for addition landscaping.

**6:17 PM**, Craig Burgess, the General Manager of Marden's, Inc., addressed the planning board saying that he was concerned about the number of parking spaces and whether, by approving this measure would the City later prevent Marden's from making changes to their business. He also addressed the need for "reasonable written assurance" that the City would allow Marden's to renovate their building and carry on business as the always had.

**6:18 PM**, Jim Porter, the Code Enforcement representative mentioned that the current city ordinance had changed so that less parking was required now than when the building was built.

**6:21 PM**, Craig Burgess also addressed the concerns with maintenance of the parking. Since 1997, Marden's has incurred all expenses associated with the public parking lot that is shared by many businesses. He asked that the applicant be required to reach a reasonable agreement to

share in the maintenance cost of the common areas of the parking lot.

From: Craig Burgess, General Manager, Marden's Inc.

Date: March 28, 2016

To: Calais Planning Board

Subject: Proposed Dollar Tree for Calais

As an abutter, Marden's would like the following to be entered into the minutes regarding the proposed Dollar Tree project.

- Marden's supports Dollar Tree as a neighbor and feel they would be compatible with Marden's and other area businesses.
- In reviewing the proposed Dollar Tree site plan, it appears that a sizeable part of the public parking lot would be sacrificed for this building. From our understanding, when our building was erected in 1990, the lot would only accommodate 300 cars versus the 350 required by ordinance, thus a variance was needed and subsequently granted. If the City of Calais approves the Dollar Tree project resulting in a reduction of the municipal parking lot size, we request that Marden's Inc./Manchin LTD receive written assurances that this decision will not negatively impact any future Planning Board Decisions regarding Marden's Inc./Manchin LTD development based on site parking requirements.
- Finally, since Marden's acquired the property in 1997, we have been incurring all of the expenses of maintaining this public parking lot that is shared by many businesses. Commencing in 60 days, Marden's will only maintain a section of the lot closest to our store necessary to accommodate our employees and customers.

Craig Burgess

General Manager

Marden's, Inc.

**Site Plan Approved**

**6:39 PM** Councilor Richard Ramsay motioned that the site plan be approved with the conditions future Planning Board decisions concerning Marden's development not be negatively impacted by site parking requirements and the applicant and Marden's reach a reasonable maintenance agreement on the common areas of the parking lot.

**6:42 PM** After a brief discussion, Everett Libby seconded. All were in favor.

**Meeting Adjourned at 6:43 PM**

Chairman Barnett adjourned the meeting.

Attest: Nathan J. Moore

Date: 5/3/16

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