



## PLANNING BOARD

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Monday, December 2, 2024  
**BUSINESS MEETING MINUTES**

### I. Call to Order

Chairperson - Les MacMaster - called the meeting to order at 5:30 P.M.

**Present:** Chair – Les MacMaster, Vice Chair- Eve Bergstrom - Secretary – M. Angel Eastman, Adam Craig, (Associates) Nancy Perkins, Ryan Lane.

**Absent:** Bob Plourde

**Guest:** Brad Perkins, Joyce Rodriguez, David Libby, Kathy Libby

**Adjustments/Additions to the Agenda:**

### II. Communication Received/Sent:

III. **Review of Minutes:** 11/04/2024 approved

### IV. Old Business:

### V. New Business:

a. Kathy Libby – 30 Main Street (ref. – U03-015).

1. Submitted a pre-application.
2. Showed a drawing of her plan to remodel for a Coffee Bar/Snacks.
3. The snacks will be made at the Sugar and Spice Bakery in Parsonfield which is a licensed kitchen.
4. There will be a portable sink installed which will have a holding tank for the grey water. This grey water cannot go into the septic.
5. Town parking is always a problem.
6. Kathy would like to start this project in January.
7. Next meeting on December 16 will meet with the CEO.

8. Will have to have a Conditional Use Permit.
  9. January 6, 2025, next Business meeting for a decision.
- b. Board of Appeals
1. The Board of Appeals would like the CEO at the December 16 meeting to discuss sign ordinance.
  2. Would like more Board of Appeals members there also.
  3. Brad Perkins will be doing the Letter of Decision on the sign issue with Rise and Shine verse Metcalf. Brad has 35 days since the day this was presented in front of the Board of Appeals.

VI. Miscellaneous:

VII. Public Comment:

- a. Nancy Perkins would like to see better communication between the CEO and the Planning Board concerning permits.

VIII. Agenda Items for Next Meeting: **Workshop – Monday, December 16, 2024 @ 5:30 P.M.**

IX. Adjournment: 6:12 P.M.

Respectfully Submitted,



M Angel Eastman  
CPB Secretary

Approved at the January 6, 2025, Business Meeting