

Calais Planning Board
November 18, 2019

The meeting of the Calais Planning Board was called to order by William Cody at 5:59 p.m. on Monday, November 18, 2019.

Present was Planning Board Members Glenn Gallina, Joan Perry, William Cody, Everett Libby and Ron O'Brien. Also present was Tim Krug; Code Enforcement, Andrea Walton; Assessor and Haley Coutinho; Office Assistant.

On a motion by Member Libby and seconded by Member O'Brien, it was unanimously voted to approve the previous minutes.

Bohler Engineering is requesting site plan approval for the redevelopment of the McDonald's restaurant located at 191 North Street, Map 5 Block 6 Lot 11 and 12.

On behalf of Bohler Engineering, Eric Dubruhle brought an easel with the existing site plan for McDonald's and the proposed site plan. The current 3,800sqft. McDonald's will be completely demolished to make room for the new 4,500sqft. building with a bigger kitchen, new appliances and a double drive-thru. With the new double drive-thru, Mr. Dubruhle expects a more efficient drive-thru experience and easier circulation around the building. The existing entrance will be consolidated with the ability to turn left or right when exiting with a right out only exit by Subway. The pedestrian crosswalk will remain in front of the building prompting help from Maine DOT for new signals for pedestrians and the new consolidated entrance/exit. Along with the new building, there will be new landscaping, more parking spaces, new utilities and new LED lighting. The current McDonald's sign will be re-used and moved from its current location in front of the building closer to the new entrance/exit. The parking spaces that are currently located between the current McDonald's and Subway will remain with 5 feet of green space that will go right up to the lot lines. On behalf of Calais Fire-EMS, Chief Ken Clark asked about the ability to still be able to access the fire hydrant that is currently in front of the building. Mr. Dubruhle reassured him there will be no obstructions making easy access to the hydrant. Robert Seelye, Director of Public Works brought up questions in regards to the new proposed pedestrian crosswalk

Attendance

Consent of Previous Minutes

New Business

in which Mr. Dubruhle stated they are working closely with Maine DOT. Mr. Seelye also asked whether or not there was going to be a signal or sign at the right out only exit where Mr. Dubruhle stated that a sign will present, no signal. Also present at tonight's meeting were abutter's, Art and Rhonda Beach and Celeste DePiero. They each had questions in regards to property lines, signage space and current/proposed fencing at the rear of the McDonald's property. All questions were answered by Mr. Dubruhle. Construction of the new McDonald's is set to begin in the spring. With no further questions, on a motion by Member O'Brien, seconded by Member Gallina, all were in favor of approval.

Kenneth Ross, owner of 24 Ross Ave, Map 23 Lot 24 is requesting site plan approval to build a 26 x 40 single story house.

The plan includes demolishing the current structure that is located on the property and building a 26 x 40 single story house. A barn on the property will remain with plans to use the current well. Present was Mr. Ross who explained that the old septic is too far away to use and he has plans to add a new septic system. The property is inside the Shoreland Zone so it needs Planning Board approval. On a motion by Member O'Brien and seconded by Member Libby, all were in favor of approval.

Member Perry who had been absent from a couple of the previous Planning Board meetings asked about the property located on Price Street. Krug and Member Cody explained that issue is currently being taken care of.

There being no further business to come before the Planning Board, Member O'Brien motioned to adjourn the meeting, Member Libby seconded it. The meeting was adjourned at 6:26 p.m.

X Halley Coutinho
Halley Coutinho
Office Assistant

Old Business

Adjourn