Sullivan Board of Selectmen

Public Hearing

Sorrento Sullivan Recreation Center

June 17, 2021

5:00 PM

Board of Selectmen: Ray Daley, Rusty Gordon and Roger Wakefield
Town Manager: Stacy M. G. Tozier & Town Clerk, Deana E. Workman
Audience: Three (3) - Don Snoke, Barbara Raymond and Mike Pinkham

The Public Hearing was called to order at 5:02 PM. Selectman, R. Wakefield said that this public hearing was for new and/or revised ordinances to be presented at the Sullivan Annual Town Meeting on Monday, June 28, 2021 and be voted on at said meeting.

Site Plan Review Ordinance Hearing

See Attached.

5:05 PM This is a new ordinance.

1.1 Background: Development or changes in the uses of land or buildings can cause an impact on the cost and efficiency of municipal services, on the environment of the Town and may impact existing residential uses.

Roger stated New Business/New Buildings modifications to be administered by the Planning Board not the Code Enforcement Officer (CEO). The driving concept was to avoid industrial style strip malls. There was no site plan in Sullivan for the building of Dollar General. The building could have been more pleasing to eye in capacity of barn/country store vs. box store. The Planning Board has reviewed and approve of the "draft" ordinance.

Rebecca stated the attempt to astecially preserve look of Sullivan instead of open season ie: Wilson Street in Brewer. Part of specific light, noise, water, septic and parking. Giant Cianbro plant requires specific setbacks, days/hours of operation, etc…

Roger: The Town of Sullivan be in control on how business develops.

Mike Pinkham & Barbara Raymond both stated that the ordinance "looks good".

Don Snoke stated that the ordinance "looks fine".

Building Ordinance Hearing

See Attached

5:10 PM Revision of existing Building Ordinance.

Rebecca: When she 1st started she was issuing permits all the time for every door, window, steps, chimney, etc… Everything needed a permit and site visit. She has worked in 25 towns, never seen this permit procedure before.

The revision is to issue permit if additional square footage is added and increase the value of property instead of normal maintenance.

Page 5) 2.3 Reference Maine Statutes

Page 7) Section 6 Size of Lot: 40,000 sq ft – 200 feet of road frontage.

Mike, Barbara & Don had no comments.

Sign Ordinance Hearing

See Attached

5:20 PM. Modification on Sign Ordinance.

1.1 Background: This ordinance is designed to comply with Maine's Title 23 Section 1913 and 1914 [1] which specify types of signs and sign location relative to public ways and with specific Town regulations as specified herein.

Roger: The size of sign is the change.

Mike asked about fees.

Roger stated that $25.00 each sign, the application at the back of ordinance.

No other public comment.

E911 Ordinance Hearing

See Attached

5:25 PM. Clarification/Amendment from June 26, 2002. The ordinance seemed confusing.

Rebecca: Spent a lot of time with wording, being specific as well as sharpening up the ordinance.

No public comments.

R. Wakefield made motion to close the public hearing at 5:32 PM; 2nd by R. Gordon. Passed 3/0

Raymond H. Daley, Jr.

Russell O. Gordon

Roger E. Wakefield