



Town of China

571 Lakeview Drive; China, Maine 04358
(207) 445-2014 info@chinamaine.org

Approved by Planning Board by a vote of 4-0 on August 8, 2023

Planning Board Meeting

Meeting held in Meeting Room at China Town Office and via ZOOM

July 11, 2023

Begin 6:30 PM

Board members in attendance: James Wilkens, Natale Tripodi, Michael Brown, and Walter Bennett

Board members not in attendance: Toni Wall

Attendees: Amber French, Brent Chesley, Cathy Chesley, Denver Cullivan

Assistant Code Enforcement Officer Nick French - Present

Board meeting opened by Chair Wilkens

Pledge of Allegiance to the American Flag

Chair Wilkens brought Board Member Tripodi into voting capacity.

Review/Approve Minutes June 27, 2023 Meeting

- Board Member Bennett motioned to approve minutes as written.
- Board Member Tripodi seconded motion.
All in favor. No further discussion.

Denver Cullivan – DC Customz – 70 Waterville Road – Conditional Use Permit

- Chair Wilkens opened the discussion on the conditional use permit application. Chair Wilkens inquired to the Planning Board members if a public hearing is needed? The members of the Planning Board were in agreement that no public hearing would be necessary. Chair Wilkens advised they will begin review of the 15 criteria. Board Member Brown advised of location of building and previous business uses. Chair Wilkens explained lot is small for commercial but is grandfathered commercial lot since there were already businesses there before.

Criteria

1. Criteria 1 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 1 as complete. Board Member Brown seconded motion. No further discussion. Unanimously approved.
2. Criteria 2 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 2 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.
3. Criteria 3 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 3 as complete. Board Member Brown seconded motion. No further discussion. Unanimously approved.



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4. Criteria 4 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 4 as complete. Board Member Brown seconded motion. No further discussion. Unanimously approved.
5. Criteria 5 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 5 as complete. Board Member Brown seconded motion. Board Member Bennett questioned the nature of the fabricating business? Mr. Cullivan explained he will be doing custom fabrication and welding. He continued that he will be welding custom docks and advised of portable trucks on site. Board Member Bennett questioned if welding will create any dust or noise? Mr. Cullivan explained welding does not really create any noise and all the welding will be done inside the shop. Chair Wilkens inquired if there will be an exhaust system? Mr. Cullivan explained he will have an exhaust system set up with 2 fans. No further discussion. Unanimously approved
6. Criteria 6 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 6 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.
7. Criteria 7 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 7 as complete. Board Member Brown seconded motion. No further discussion. Unanimously approved.
8. Criteria 8 and its responses were read aloud. Board Member Tripodi motioned for approval of Criteria 8 as complete. Board Member Brown seconded motion. No further discussion. Unanimously approved.
9. Criteria 9 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 9 as complete. Board Member Brown seconded motion. Board Member Bennett inquired if business produces hazardous by-products? Mr. Cullivan explained will not produce any hazardous by-products. He continued there will be nothing liquid and no hazardous waste. No further discussion. Unanimously approved.
10. Criteria 10 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 10 as complete. Board Member Brown seconded motion. No further discussion. Unanimously approved.
11. Criteria 11 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 11 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.
12. Criteria 12 and its responses were read aloud. Board Member Brown motioned for approval of Criteria 12 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.



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13. Criteria 13 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 13 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.
14. Criteria 14 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 14 as complete. Board Member Brown seconded motion. No further discussion. Unanimously approved.
15. Criteria 15 and its responses were read aloud. Board Member Bennett motioned for approval of Criteria 15 as complete. Board Member Tripodi seconded motion. No further discussion. Unanimously approved.

Board Member Bennett motioned all 15 criteria have been met. Board Member Brown seconded motion. Chair Wilkens advised of 30-day appeal period. Mr. Cullivan advised he has fixed many docks on China Lake.

Solar Ordinance

- Chair Wilkens advised that in discussion with Chair Wall, she would like to be present for the discussion on the remaining sections of the Solar Ordinance. Chair Wilkens advised that Chair Wall has done a lot of work on the ordinance and would like her to be able to continue with the review. Board Member Bennett motioned to table review of the Solar Ordinance to next meeting, second week in August. All in favor.

CEO Report

- Assistant CEO French explained they have still been averaging between 2-3 new house permits every month. He continued that they are roughly at 160 building permits for the year.
- Assistant CEO French advised the Planning Board that the Town has received an appeal request regarding previous code enforcement and stated he is not sure when will be scheduled, but will mostly be soon.
- Assistant CEO French explained he is trying to wrap things up as best as he can and states he will be working on a write-up of how to for the next person. He states he will be still be available until 7-28-2023 which is his last day.

Chair Wilkens thanked Assistant CEO French for his time as the Code Enforcement Officer. He advised that Assistant CEO French did a great job and that he will be very missed. The Planning Board wished Assistant CEO French and his family the best of luck on his future endeavors.

Chair Wilkens recommended that all Planning Board members make sure to read over the solar ordinance for the next meeting in August. He continued that they will be looking at finishing review of the ordinance.



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Assistant CEO advised of plan for CEO position in interim. Mr. Cullivan provided more detail of the metals the business uses.

Future Schedule and Adjourn

Next Planning Board Meeting: August 8, 2023

Motion to adjourn meeting made by Board Member Bennett

Motion seconded by Board Member Tripodi

There was no further discussion and the motion to adjourn was unanimously approved.

Respectfully Submitted,
Dawn Kilgore
Planning Board Secretary