

# ROTHESAY

## PUBLIC HEARING

2 Campbell Drive

(PIDs 00065201 & 30347942)

Rothesay Town Hall Common Room

Monday, September 11, 2023

6:30 p.m.



**PRESENT:** MAYOR NANCY GRANT  
DEPUTY MAYOR MATT ALEXANDER  
COUNCILLOR HELEN BOYLE  
COUNCILLOR DAVE BROWN  
COUNCILLOR PETER J. LEWIS  
COUNCILLOR TIFFANY MACKAY FRENCH  
COUNCILLOR BILL McGUIRE  
COUNCILLOR DON SHEA

TOWN MANAGER JOHN JARVIE  
TOWN CLERK MARY JANE BANKS  
DIRECTOR OF OPERATIONS (DO) BRETT McLEAN  
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN  
TREASURER DOUG MacDONALD  
ADMINISTRATIVE ASSISTANT LIZ HAZLETT

**PUBLIC HEARING**                      **2 Campbell Drive PIDs 00065201 & 30347942**  
Rezoning Single Family Residential (R1A) to Light Industrial (LI)

### 1. Call to Order                      Instructions

Mayor Grant called the public hearing to order at 6:31 p.m. and explained the Public Hearing is to consider rezoning lands located at 2 Campbell Drive (PIDs 00065201 & 30347942) from Single Family Residential (R1A) zone to the Light Industrial (LI) zone to allow for the continuation of Vantage Build, being a company engaged in the design, repair, renovation and construction of buildings.

Mayor Grant briefly reviewed the procedure for the meeting, and explained Council will consider the matter at its regular meeting immediately following the public hearing. She listed the documentation and the dates the notice was posted to the website.

### 2. Public Hearing Documentation

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|------------------|---|
| 6 September 2023 | Memorandum prepared by Town Clerk Banks (public notices)                |
| 17 August 2023   | <i>Community Planning Act</i> , Section 111 notice to website/Town Hall |
| DRAFT            | By-law 2-10-35  |
| 6 September 2023 | Recommendation from Planning Advisory Committee (PAC)                   |
| 1 September 2023 | Staff Report to PAC   |
| 4 August 2023    | Staff Report to PAC with Polling Results and draft by-law               |

### Appearances:

Jeff Kitchen, Vantage Build

Town Manager John Jarvie MCIP RPP

Appearances: Dr. Cathy Adams

Comments: Letter from Quispamsis resident

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Mayor Grant invited the applicant, Mr. Kitchen to present. Mr. Kitchen spoke of: the research involved in securing a suitable location in accordance with the Municipal Plan and the company's needs; the company's longstanding existence in the Town and its reputation for quality, and heritage aesthetics; suitability – the proposal fills a need for Light Industrial properties, and the property is ill suited for residential purposes; interest in creating a similar aesthetic to Freeport, Maine; holding off on further investment into the property until zoning is confirmed; plans for outdoor screened storage; and the close proximity to the highway reduces the need for larger vehicle traffic in residential areas.

Council inquired about: construction of the barn, noise, traffic, and security for outdoor storage.

Mr. Kitchen responded with the following: a phased approach will be undertaken with an initial step being re-cladding the existing siding with more natural materials, and ensuring materials/equipment are moved indoors for protection against climate concerns; construction of the barn will proceed as costs permit; the intent is to have the most aesthetically pleasing building in front; outdoor storage will be screened with a gated fence; noise and traffic is not expected to exceed current output from the fire station, veterinary clinic, or highway; and no variances from Town by-laws are requested.

Mayor Grant invited Town Manager Jarvie to speak. Town Manager Jarvie highlighted the following: staff and the Planning Advisory Committee (PAC) reviewed the application and agree the proposal is an acceptable use of the property; the land is designated for Light Industrial use in the Municipal Plan; the applicant must conform with all Town by-law requirements which have stipulations for noise and screening; consolidation of the two parcels is recommended as a condition of approval; and drainage and vegetation are not anticipated to be concerns.

There was a brief discussion about the Municipal Plan's land designation in the area.

Mayor Grant invited Dr. Cathy Adams to speak.

Dr. Adams introduced herself, noting she owns the animal hospital at 1 Campbell Drive. She began by asking what the final product would look like. Additionally, she raised concerns regarding traffic generation and its potential to disturb fire hall activity, as well as noise that could unsettle sick and stressed animals at the veterinary clinic. She explained some animals may bite when alarmed by loud sudden noises which is a hazard to staff. She mentioned construction of the animal hospital was focused on producing a building that would fit in with the surrounding community. She stated she has trouble imagining that a construction storage yard will do the same. She expressed concern that eyesores commonly associated with light industrial properties, for instance, fencing and mud tracked from vehicles, will detract from the area's gateway to beautiful residential homes on Grove Avenue and devalue other properties. She concluded by stating she does not feel assured at this point and would feel better if she had some idea of what the proposal would look like.

Council. Shea noted the animal hospital is in close proximity to the fire station which can generate substantial noise. Dr. Adams mentioned there is a property between the fire station and the animal hospital. She added her concerns relate to large vehicle traffic noise as well. It is also difficult to know what issues may arise as she does not have a clear picture of what is being proposed. Mr. Kitchen confirmed the company's fleet is comprised of half-ton trucks.

Deputy Mayor Alexander mentioned his understanding of the proposal is that Mr. Kitchen has owned the property for a few years and plans to use it in a similar fashion for storage, but with an additional building for storing materials/equipment. Council. McGuire showed Dr. Adams an image (included in the August PAC Staff Report) showing a design example for the proposed barn.

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Counc. Lewis stated that construction projects create dirt on roads and this will be a one-time project. He relayed that Mr. Kitchen buys high-quality materials and he is confident the proposal will look as good as any other property Mr. Kitchen has worked on in the town.

Mayor Grant called three times for those wishing to speak against the proposal.

Hearing none, Mayor Grant called three times for those wishing to speak in favor of the proposal.

Hearing none, Mayor Grant invited final comments from the applicant.

Mr. Kitchen did not have anything further to add but reiterated that the proposal is what he feels is right for the community. He thanked Council.

Mayor Grant thanked all in attendance.

**3. Adjournment**

The public hearing adjourned at 6:55 p.m.

*Original signed by Deputy Mayor*

*Original signed by Town Clerk*

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DEPUTY MAYOR

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CLERK