



Business Permit

Brian Dubina
Brian Dubina Studio
350 Head Tide Road
Alna, ME 04535
Tax Map 7 Lot 45-B
BRIANDUBINASTUDIO@GMAIL.COM
617-650-7192

Description of the Business

The business will use an existing barn as an art studio and will host occasional events open to the public such as open studios, craft weekends, and pop-up events. The studio will be used year-round; the events will be seasonal. Retail hours will be limited and likely concurrent with other local or state, art or cultural events and holidays.

The applicant provided six exhibits showing Parking, Egress, Interior of the building and Proposed Sign. The exhibits were labeled A – F.

The building contains no plumbing. If an occasional event requires restroom facilities, a porta potty will be rented.

The upper driveway, as depicted on Exhibit A, may be used for all purposes. The lower driveway, as depicted on Exhibit A, will not be used for event ingress, egress or parking due to safety concerns.

Event parking for up to 32 vehicles will occur on the upper driveway and adjacent field as depicted on Exhibit A.

There will be no exterior lights for events.

There may be one permanent sign attached to the barn and one permanent roadside sign as depicted in Exhibit F. Signs will comply with the limits in Section 20 of Alna's Land Use Ordinance (formerly the Building Code Ordinance.)



Findings

The Board considered the application and found it complete for processing at its meeting on Sept. 3, 2024.

The Board raised safety concerns related to ingress and egress during events onto Head Tide Road due to the curve immediately south of the property.

The Board finds that the proposed business as described above meets the requirements of Section 20 of Alna's Land Use Ordinance (formerly the Building Code Ordinance) with one condition:

1. Temporary signs cautioning passing motorists that an event is taking place must be placed on Head Tide Road north and south of the property during events.

The Board approves the business permit with one condition as described above for Brian Dubina Studio.

Date: Sept. 3, 2024

The Alna Planning Board

A handwritten signature in cursive script that reads "Cathy Johnson".

By: _____
Cathy Johnson, Chair