

PLANNING BOARD MINUTES
November 13, 2017
CASCO COMMUNITY CENTER
7:00 P.M.

MEMBERS PRESENT: Bob Barnes, Stan Buchanan, Jim Macklin & Lynne Potter

MEMBERS ABSENT: Ted Beckner, Ray Grant & Edward Phipps

STAFF PRESENT: Alex Sirois, CEO; Jim Seymour, Town Planner & Sandy Fredricks,
Planning Assistant

PUBLIC PRESENT: Pamela W. Grant, Rick Jones, Ken Hawley & Jason Haskell

Lynne calls the meeting to order at 7:00 p.m.

Lynne states the first item on the Agenda is approval of the September 11, 2017 Minutes.

Jim moves to approve the Minutes as written.

Lynne seconds.

Any discussion? None.

All in favor? 4 yes (Lynne, Bob, Jim & Stan) – 0 no – 0 abstain

Lynne states the next item on the Agenda is an application filed by Jones Associates, Inc. for an Amendment to an Approved Subdivision on behalf of Bruce J. Cort for property known as Map 9, Lot 52-8 located on Davis Brook Road in the Stonecrest Estates Subdivision. Amendment to the approved plan is to allow for a building envelope on Map 9, Lot 52-8. Lynne turns to Jim S. for his input.

Jim S. states that this was originally known as Timber Ridge Subdivision; when it was developed as Stonecrest this lot was unbuildable due to wetland and/or stream setbacks. He continues that recent zoning changes have given a small window for the building envelope. Additionally, he states that the applicant has shown the septic system location but not a well location on the plan and one of the test pits shown is located in the possible building envelope and he is uncertain where the well would go as there are a lot of streams, brooks and wetlands down there.

Rick Jones introduces himself to the Board as the representative for Bruce Cort. Rick states that he received Jim Seymour's Memo last week and has revised Plans that respond to Jim's Memo. Rick provides the revised Plan to the Board. He continues that going down the items in Jim's Memo as follows:

1. They have added the underlying zoning bulk and space standards in a Note at the bottom of the revised Plan.
2. The Restrictive Covenants are part of the Approved Subdivision.
3. They are proposing a 10' wide box culvert which has been approved by the DEP which is flatter than a regular culvert resulting in less disturbance. Bob asks how it will cross the stream. Rick states it will cross under the road.
4. They will submit the test pit logs however the HHE 200 will be submitted when the purchaser applies for permits and knows how many bedrooms are proposed for the structure.
5. The approximate well location is on the south side of the access road although there are a number of possible locations.
6. Note has been added that the Stonecrest Estates subdivision is amended only for the portion of Lot 52-8 and will supersede the findings as approved in May 2007.
7. They are utilizing the original Stonecrest Estates Erosion Control Plan.
8. Clearing approximately 18,700 s.f. most of which will be revegetated.
9. Electric will be underground service and is noted on the Plan.
10. Revised Plan is stamped by the surveyor.
11. Driveway design has not been stamped by engineer as Applicant wanted to get input from the Board, the driveway plans will be stamped by the Engineer.

Rick states that they feel they need some feedback from the Board at this time.

Jim S. states that when the Board is at the point they will be making their decision to approve the Plan, they will need to review the items required by the Subdivision Ordinance.

Jim S. continues that it is a challenging lot and we need to see more definition and more engineering on the driveway then we can give some feedback on how we feel about the driveway. He states that normally we need to see the culvert design before the issuance of a building permit. Additionally, Jim states that he notices in the original Subdivision sprinklers were required and asks Rick if that is also noted on the Plan. Rick states it is noted.

Lynne opens the Public Hearing on this matter.

Ken Hawley, 164 Edwards Road states he is an abutter to Lot 52-8 and owns two lots to the right of that. He came before the Board several years ago requesting basically the same amendment and was shot down because of the wetland. He continues that the Board was right denying him because it is very wet; it is deeper and more wet where this property is than his lot and he opposes the building on that lot.

Bob asks if there are any impacts to Mr. Hawley, personally. Ken states it is a beautiful piece of property, but the idea of a bridge going across that valley does not make sense and he would hate to see it developed incorrectly.

Jim S. states that when Mr. Hawley came in, the setbacks were different; some of the pictures may give you some idea. He continues that he would like to see the final

Culvert Plans. He goes on to ask Rick how large the building envelope is. Rick states it is large enough for an 1800 s.f. home first floor footprint. Jim S. states that would make it approximately 60' x 30'. Rick states that unfortunately it is not a rectangle.

Stan states that listening to the abutter speak and what is being proposed, he can't visualize it very well. He further states he would need to see the property to get an idea what we are looking at and like Jim S. states, Mr. Hawley may be able to meet setbacks now as well.

Alex shows Stan the properties on the computer. Jim S. states that what you are looking at, Stan, is in the southerly side of the property there is a little knoll and that is where they are looking to build. He continues that we need to see the grade plan for the driveway, fill for the culvert will have some runoff as well. Jim S. continues that even though they are referencing an old Erosion Control Plan, we should see some updating of the grading plan, culvert plan and driveway.

Rick states he would like to point out the contour lines are 2' contour lines and it comes off relatively flat off the road then goes up and back down quickly then it comes back up to the flat plateau where the septic is going to be. Stan states that if it were a similar situation and even though the setbacks have changed, we should be prudent in the matter.

Bob states he would like to see the grading plan and erosion control plan because 1800 s.f. will be shedding off in a few directions.

Lynne asks if there is a high and low water mark. Rick explains that culverts no longer are sized by storm events, they are based on stream width. He continues that they had 7.8' average width full bank at the top of the brook so it is just under 10', so they are going with the 10' box culvert which is oversized from the way it used to be calculated on the storm events.

Lynne asks what about the setbacks for the building and septic. Rick states they are 50' from the edge of the septic and building is 75' outside the wetland. Jim S. inquires if they have enough separation between the septic and potential home to meet setbacks. Rick states they do.

Jim S. states that box culverts have natural rip rap bottoms and we may want to look at the 50 year and 100 year flood information to ensure we aren't blowing out the driveway. Rick states the box culverts are normally 10' long x 4' tall. Jim S. states he wants to be sure the driveway can withstand it.

Lynne closes the Public Hearing.

Jim S. states the question is what the Board feels comfortable with doing here. He states that you can accept the application, schedule a site walk, or move forward with the information provided. Lynne asks how the Board members feel about a site walk.

Stan moves to schedule a Site Walk.

Bob seconds.

Any discussion? None.

All in favor? 4 yes (Lynne, Bob, Jim & Stan) - 0 no - 0 abstain

Jim S. informs Rick that he can hold off on the grading plan and other changes until after the Site Walk. Bob states he would like to see the water shed from the lot when you are all said and done with the grading plan. Bob continues and states he would also like to know how they determined the wetlands on this. Rick states it is from the original plans.

Stan asks where the wetland is. Jim S. states it is right under the "S" in Davis Brook Road.

Lynne moves to table the matter until after the Site Walk.

Bob seconds.

Any discussion? None.

All in favor? 4 yes (Lynne, Bob, Jim & Stan) - 0 no - 0 abstain

Lynne states next item on the Agenda is a Pre-Application Conference requested by D.M. Roma Consulting Engineers on behalf of RJR, LLC regarding a 4-lot Subdivision for property known as Map 8, Lot 8 located on Fountain Hill Road.

Jim S. states that Dustin had proposed a different plan and discussed with he and Alex backlot driveway development. He continues that it is a cleaner plan with a private road. Jim goes on to explain that the Board needs to see a plan with the lots, wells and septs and stormwater calculations. Additionally, Jim states he has a pretty good picture of the lots; there is a large area of wetlands on the easterly side of the lot and they are only developing the westerly side and leaving the rest in conservation. Jim also states that he and Alex agree this is a better plan and they have discussed some of the information such as buffers.

Jason Haskell of Dustin Roma Consulting Engineers introduces himself to the Board and states that Jim gave a good history and they are agreeable to moving toward minor subdivision. He continues there will be a 16' wide gravel way with 2' shoulders giving a full 20'; the eastern part will be considered buffer.

Jason goes on to states they received Jim's comments and have no objections or questions on those.

Jim S. states they provided a road profile which has 3 culverts proposed and a level spreader to disburse water. He further states that a wide road is good for safety and for them it makes the lots a bit more marketable.

Jim S. continues that Fountain Hill Road is paved in that section, correct. Jason states it is. Jim goes on to state that the power will be underground; based on what we see it is on the right track.

Bob states if it is 16' gravel, the Town wouldn't take it over, correct. Jim S. states that is correct; they would have to bring it up to Town standards for that.

Jason states there is a wetland showing on the plan that is about 3000 s.f. possibly a little less.

Jim S. states the contours are 2' contours, but the Board will see it on the site walk. Jason states it is about a 15% grade.

Bob asks what the box is that is shown on the lot. Jason states that it is the house currently located on the original lot.

Lynne asks the Board if they are ready to schedule the site walks.

Jim S. states that first they should accept this as a pre-application, then schedule the site walk and then there will be additional information to be provided.

Stan moves to accept the pre-application and schedule the site walk.

Bob seconds.

Any discussion? None.

All in favor? 4 yes (Lynne, Bob, Jim & Stan) – 0 no – 0 abstain

The Board discusses dates for the site walks on both projects. The Board agrees on December 2nd, 2017 9:00 A.M. for Stonecrest Estates Site Walk and 10:45 A.M. for the RJR, LLC Site Walk.

Lynne asks if there is any other business.

Pam Grant steps to the podium stating that Ray asked her to come before the Board and read them the attached letter.

The Board had the following discussion:

Bob states Ray came before the Board in September and after discussions was amenable to making the two lots into one for a commercial zone. Jim S. states that when Ray was before the Board, the Planning Board sent him to the Board of Selectmen to see if they would undertake the matter. He continues that the Board of Selectmen referred Ray back to the Planning Board and the Planning Board was more inclined to have it done by citizen's petition. Bob states he would like to see it move forward as it looks like it is feasible but he would like some input from the public.

Stan states that he wasn't at that meeting as it was School Board Meeting night. He continues that there are three crash sites that he was not in favor of increasing commercial property/businesses until that traffic issue is addressed.

Jim S. states the question he has for Stan is if it could be single family lots, what would be the difference. Stan states he realizes that it could be utilized as single family lots.

Jim S. continues that from a land perspective, he agrees that it could be looked at for commercial.

Lynne states she stands by the position that with Ray being on the Board we could be putting ourselves in the position of playing favorites. She continues that she would prefer it go to a citizen's petition; by the Board initiating it, we would be under more scrutiny.

Jim M. states that at the last meeting they discussed different ways to make the zone change; it could be by the Planning Board, Board of Selectmen or Petition. He continues that there weren't enough members present to pass this and we still don't have enough tonight.

Lynne states when Ray spoke before the Board he was talking about maybe DOT could widen it and maybe put in a turn lane like by the Dunkin Donuts in Naples. She continues that his reasoning was based on a lot of "maybes" by DOT.

Jim S. states they are left with the Petition option at this point.

Lynne reiterates her position on this being difficult from the stand point of favoritism.

Jim S. states that unfortunately it looks like they need to go to a Petition.

End of discussions with Pam Grant.

Jim S. states the Board needs to look at Shoreland Zoning again to meet the latest standards. Alex states the Road Standards also need to be addressed. Stan asks what about Design Standards. Jim S. states yes, Raymond has design standards and now they are feeling they are outdated. The Board further discusses the possibility of design standards and that the idea of that was triggered by one event which never came about. Jim S. states you can do Design Standards for commercial uses in the village and commercial zones.

Lynne moves to adjourn.

Stan seconds.

Any discussion? None.

All in favor? 4 yes (Lynne, Bob, Jim & Stan) – 0 no – 0 abstain