

PLANNING BOARD MINUTES

November 5th, 2018

CASCO COMMUNITY CENTER

7:00 P.M.

MEMBERS PRESENT: Ray Grant, Jim Macklin, Edward Phipps & Lynne Potter

MEMBERS ABSENT: Ted Beckner & Stan Buchanan

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

PUBLIC PRESENT: See attached

Lynne calls the meeting to order at 7:05 p.m.

Lynne informs everyone present that if they wish to speak, please come to the podium and state your name and the matter you wish to address for the record as the meeting is being audio recorded.

Lynne states the first item on the Agenda is approval of the October 1, 2018 Minutes.

Jim moves to approve the October 1, 2018 Minutes as written.

Ray seconds.

Any discussion? None.

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

Lynne states the next item on the Agenda is D.M. Roma Consulting Engineers has filed a Site Plan Application on behalf of RJR, LLC to permit construction of four (4) additional buildings two (2) of which will be 40' x 150' and the remaining two (2) will be 30' x 15' for a total footprint of an additional 21,000 s.f. The four (4) new structures will be used as self-storage facilities. The property is commonly known as 299 Roosevelt Trail. The property is located in the Commercial District. This matter is continued from October 1, 2018.

Dustin Roma reintroduces himself to the Board stating he represents RJR, LLC regarding the proposed project and at the last meeting there were still a few outstanding comments to address one of which was the Stormwater Permit. He continues they have just received the Permit and copies were forwarded to Alex and Jim S. There were no real special conditions so pretty much stands as submitted. Dustin states they also had to address calculations of impervious as separate lots and those have been noted on the Plan. He further states that per Jim Seymour's Memo dealing with reciprocal easements of the shared properties even though they are reviewed under one Permit by DEP; they will execute those easements. Dustin also

states that Jim Willey is present to answer any questions regarding the Jim & Ron Willey ownership and the RJR ownership of lots.

Dustin states that the DEP Permit requires they oversee construction of Stormwater provisions and measures and provide a report on completion. He goes on to say that the impervious on each lot separately are 49% and 68%, both less than 75% so that is good. Further, he states, that the only other issue he has is how the Board wishes to move ahead on either merging the two lots, which is not optimal to the owners, or having the owners provide letters from one to the other that they can utilize the properties in any way necessary. Next, Dustin states they are working on getting better buffering on Route 302 and will provide size and species for landscaping.

Dustin states that to clean things up we are looking at letter to RJR from Jim & Ron to apply for Site Plan Approval on their behalf; you have two separate entities applying for one Site Plan Approval; DEP reviews this as one lot/project.

Ray asks if they have submitted Deeds to those two properties. Dustin states they listed both the Deeds in the Plan Submittals and believes they submitted the Deeds. Ray asks Alex if he has found both Deeds in the Registry. Alex states both Deeds are in the original submission; he continues that he will bring this to assessing's attention that it was 2016 and should be two lots with two IDs etc. Jim S. reiterates that we need letters from each ownership to the other. Dustin states he would like the Board to grant Site Plan Approval to both entities.

Jim S. states we will require Drainage Easements from each entity to the other with the COA stating to be executed prior to construction.

Lynne states that Page 2 of Jim Seymour's Memo he is looking for parking signs to be noted on the plan and inquires if that has been done. Jim S. states it has. Lynne next inquires regarding Parking and Circulation requiring grading of the back right of the parcel at the edge. Dustin states they will be adding a note for this. Lynne asks if there will be any runoff to Brown Avenue from between the buildings. Dustin states there will not as there are catch basins to get the runoff before it gets to Brown Avenue. Jim S. states now that they have the DEP Permit they have to fill in the number on the plan, and again, they need to execute Drainage Easements. Jim S. continues to review from his Memo that the applicant has provided locations for wall pack lighting and advise the electrical service will be underground; there will be no signage, emergency vehicle access has been noted on the Plan according to the Memo from the Fire Chief. He continues that the landscaping and environmental considerations have been addressed as required.

Ray states that applicant mentioned at the last meeting there is a culvert midway that must be about 200' long. He continues that he looked at the property and it appears that if you are looking towards Naples, someone dug a ditch toward the ballfield and he

would like to know if that is going to be a retention pond. Dustin states that it is going to be a retention pond.

Jim M. moves to approve the Site Plan as the applicant has met the Site Plan Requirements A through K of the Site Plan Review and with the following Conditions of Approval:

1. The applicant is to submit Front and Rear Yard Buffer sizing design and Route 302 Buffer layout and species list to the Town.
2. The access for patron activities will include stone stabilized pads at access entrances near driveway to reduce tracking of soils as well as adding gravel shoulders to perimeter access to avoid steep side slopes.
3. DEP Permit Number must be added to the Plan.
4. Drainage Easements must be executed between James and Ronald Willey to RJR, LLC and RJR, LLC to James and Ronald Willey prior to the start of construction.
5. Applicant must provide a letter from James and Ronald Willey to RJR, LLC granting rights from Willey to RJR, LLC to allow utilization of the properties in any appropriate manner necessary to conduct business.
6. Per DEP Permit, DEP will oversee construction of Stormwater provisions and measures and file a report with the Town for compliance upon completion.

Edward seconds.

Any discussion? None.

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

Lynne states next is Re-Pete, LLC has filed an Application for a 4-Lot Minor Subdivision for property located at Roosevelt Trail and State Park Road. The property is known as Map 3, Lot 33 consisting of 40 acres. The property is located in a Commercial District.

Alex informs the Board that per their request David Morton has confirmed this is the first Commercial Subdivision since the standards were put in place.

Dustin Roma of D.M. Roma Consulting Engineers restates his name for the Board and advises he is here on behalf of Re-Pete, LLC.

He begins by stating they have merged two lots into one as discussed at the last meeting thereby making this a 4-lot minor subdivision of 3 new lots and the remaining lot is the 4th. He continues that the road design, as previously discussed, we came to a general agreement at the time that had the Right-of-Way width and the paved portion would be 24' wide with 2' shoulders. He continues that he had a substantial discussion with the Town Manager/Road Commissioner, today (11/5/18), and he indicated his concern is the road base. (See attached Memo to PB from DPM). Dustin continued that his conversation with the Town Manager provided that if you are looking at the Commercial Standard and whether or not at some time in the future this standard is required due to development that would not have to be overburdened if the road base

is built to Commercial standards now. He continued that the Town Manager agreed that 24' wide paved area is okay for this, but the road base should be put in to the Commercial Standards now. Dustin continues that the two parts tying into Route 302 would be 120' wide; this standard has never been before you (the Board), this is something that really doesn't make sense; unfortunately, we can't move forward with a 52' wide road and a 120' curb but. Dustin further states he may have to come back to meet with the Town Manager/Road Commissioner. He goes on to state they have done the test pits and has them with him, but he believes the real question has to be what standards we are building the road to. Further he states the same discussion is applicable to design of stormwater management for the roadway with stormwater management for each lot at the time of its site plan.

Alex states, basically, this is kind of an option for the Board to decide if you want to look at these standards and make some changes. Alex informs Dustin that it would put their plan back until July. He further states that perhaps the Board wants to open the Subdivision Ordinance for updating.

Jim S. states per the Subdivision Ordinance, Street Design, §9.4.7, #12. "In front of areas zoned and designed for commercial/industrial use, or where a change of zoning to a zone which permits a commercial or industrial use is contemplated by the municipality, the street right-of-way and/or pavement width shall be increased by such amount on each side as may be deemed necessary by the Planning Board to assure the free flow of through traffic without interference by parked or parking vehicles, and to provide adequate and safe parking space for such commercial or business district. In no case shall the street have a right-of-way width less than 60 feet nor have less than two (2) twelve foot travel lanes and two (2) eight foot parking lanes." Jim S. states this does give the Board a little bit of leeway. He continues that looking at Dave's Memo, he wants that in place so if something happens in the future to build out more, it could just go from there.

Dustin states they have proposed depth of gravel designed to Commercial Standard and pavement thicker than the Commercial Standards. He continues they are not putting anything in place that would be burdensome in the future.

Jim S. asks if there is any idea of what types of Commercial uses are coming in. Dustin states none whatsoever; this could be addressed at Site Plan which will be required for each lot.

Jim S. states that the standards in the Subdivision Ordinance were probably done about 30 years ago as more for industrial than commercial uses. He continues by asking Dustin if they could make 40' roads; Dustin states they could but they may have to move the utility pole. Jim S. states what the Board could do is approve the dimensions for depth but the question is extension of the road base. He continues that base that David Morton wants, 24' wide roadway, depth of pavement and shoulders, if we don't have a note on the Subdivision Plan for threshold, we will have issues. He further states that part of the Subdivision should show connectivity to future lot. Dustin states

they have two DOT Permits for Route 302 and State Park Road. Jim S. states we have to determine what road section criteria we can all live with.

Lynne states if we need to change the standards, then that will be after June going to Town vote.

Ray states we can go to 24' road, but has to have 8' shoulders; can we reduce thickness of base gravel. Jim S. states under Subdivision you have authority to reduce the standards, but you have to have good reasoning to do so. Ray states he meant on shoulders, not bituminous. Dustin states they wouldn't want the base any less than the standards. Jim S. states Dave Morton wants the whole standard met for sub-base. Dustin states they are not interested in building a 52' wide gravel road, so if that's something the Board thinks they need to stick to the standard, we may have to wait. I don't think anyone will be happy with a 52' wide road. Jim S. refers back to SD Road Standards that allows the PB to reduce to 60' wide. Dustin and Jim S. discuss the road widths in other communities as well. Jim S. further states maybe we table this and see if we can come up with what you can reduce it to; perhaps a meeting between Alex, Dustin and himself can find an amenable solution. Dustin states he is agreeable to that. Alex states if we can't make something work, then we can look at changing the standards.

Jim S. states the Board can go through any other things it wants to go over tonight but leave the road to Staff. He continues that the Board and applicant received input from the Fire Chief but he didn't provide any standards. Dustin states they will submit test pits with the next submittal; stormwater will need to have a note on the Plan stating each lot owner will be responsible for their own Stormwater Management. Dustin states once the road issues are worked out, we will adjust the Stormwater for the road.

Ray moves to table this matter to a future meeting date upon submittal of additional information.

Jim seconds.

Any discussion? None.

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

Lynne states the next item on the Agenda is Joshua Appleton has filed an Application for Site Plan to permit change of use to property known as Map 26, Lot 3, commonly known as 510 Roosevelt Trail. The current use is as an automotive repair, sales and service business. The proposed use is to have a Medical Marijuana Storefront and a medical marijuana grow area. The property is located in the Commercial District.

Josh states he is asking to do a change of use to his existing business; the garage will be turned into a grow room and the office and waiting area in front of the house would be turned into a walk-in medical marijuana storefront. He continues he has proposed to put a fence or gateway to keep people from driving down to the garage.

Lynne asks if any of the lot is paved. Josh states no, it is all dirt or crushed stone. He continues the parking area by his neighbor's fence will not be utilized any longer so it will be a smaller parking area. He further states he would be servicing his clients with cards issued by the State and he already has a grow area, but it is in the house and is looking to move that.

Edward asks if he would be looking to expand to recreational as well. Josh states he would be looking at that in the future.

Jim S. asks if there are two entrances from Route 302. Josh states the previous CEO stated there was only one, but there are two, however he doesn't use the other. Jim S. inquires that looking at the drawing is the shed the neighbor's. Josh states it is. Jim S. asks if it encroaches on the applicant's property. Josh says it does not and he believes the second entrance is the neighbor's as well. Josh states his entrance is the one where his mailbox is. Jim S. states we don't have a surveyed plan, so we have no sense of setbacks and we do have buffer standards on Route 302. Josh states it will be less traffic coming in than the current business.

Jim S. asks the applicant how many people he services. Josh states five and he has himself, but he isn't a customer. Alex states that realistically he wouldn't have all five there at once; Josh confirms this statement. Jim S. states we need to look at where the parking is. Josh states he could move the parking down closer to the garage. Jim S. states that is one thing we need to look at, the parking spaces look close to the entrance. Josh states it is 25' with 10' and 11' of dirt on the sides. He continues to explain the layout of the parking. Jim S. states we just need to be certain the parking is sufficient and safe. Alex asks where the septic is located. Josh states it is in the back of the property and shows on the map where the well is located. Jim S. states that the applicant should push the parking back some. Josh states he could move it so it will align with the house.

Jim S. asks if we have any input from the Fire Chief as yet. He is informed we do not, but the Chief has the submittal packet. He continues that we need to know if the fire department comes in there, do they just back out onto 302 or is there sufficient turnaround area. Josh states there is room to turn around; he has giant wreckers with cars on the back and flatbeds come in there all the time and they can turn around. Jim S. states they will want a Knox box if you have the gate. Jim S. states that another thing is that it appears you have flood lights. Josh states they are motion lights that are already on the house. Jim S. states under our commercial standards you need full cutoff lights. Josh states he doesn't know what that is and Jim S. explains it to him. Jim S. states that he also has some concerns about the second west access. Ray states he doesn't believe you can drive there. Jim S. states it should be blocked off to be certain it is not used. Josh states he would be happy to put shrubs or trees in there.

Lynne states we need better plans to review. Jim S. states a surveyed plan would be very helpful we need to see where the property line is located. Josh states he shows that on the plan. Jim S. states that the tax maps are not always accurate and we need to know where exactly the property lines are. Josh further states he is only going to take his tools out of the garage and put in an air conditioner and lights.

Jim S. states one of the parking spots has to be ADA compliant. The issue you have with that is that it has to be either some type of compacted or paved area because somebody in a wheelchair can't roll on grass. Josh asks if he could use the existing parking spots in the driveway as they are already gravel and compacted dirt. Jim S. states we need to see it designated on the plan. Alex asks in the section you will be using for the change of use, what are the lines on the plan that look like steps. Josh states that is the porch. He continues that Section A, Area A is 22' x 12' that's the addition or maybe what was a porch at one time and there is a deck that goes around it. Alex inquires if he is planning to sell paraphernalia and supplies. Josh states he would probably offer his clients the devices they need to consume it, although most of his clients would prefer edibles and stuff they can consume to help their nausea or epilepsy. He continues most medical clients are getting away from using it in the traditional sense as the smoking has carcinogens that you don't have consuming it in other ways. Jim S. asks if he would be extracting oils. Josh states he would but not at this property, he would do that at a processing facility. He continues he is fully licensed by the State and Federal agencies necessary to do this, but with the process to extract, he would not do it here.

Alex states we are not an opt-in Town, we kind of take it as it comes, so it would be a retail use and he could sell paraphernalia, grow equipment etc. to anyone walking in off the street. Josh states he wouldn't sell to just anyone coming in off the street; they would have to have a medical card to be allowed in his store. Alex reiterates that it would be a retail use by the Town as we do not have any ordinances or uses that are specific. He continues that if the Board wishes to run this by Natalie, it can be done; the law goes into effect in December but we are not an opt-in Town. He further states that he does know the Selectboard is looking at an ordinance, but he does not know the specifics.

Jim S. states that under the Change of Use we can look at parking, circulation and things like that as if it were a full blown site plan. Alex states the only thing is he isn't building anything, with Kindred they weren't really building anything either; this is very similar. Jim S. states we did have Kindred give us a DOT change of use. Alex states that we did have them give us a Class D survey. Jim S. states we need to be consistent. Jim S. continues that he wants to know what is going on with the shed if it is or is not on the applicant's property. He continues that we need input from the Fire Chief; perhaps the Board would like to do a site walk. Alex states that there was a lot of controversy over the Grange Hall.

Ray states he believes that property goes downhill the further back you go, you would have to raise the parking up. Jim S. states we need to see the ramps or whatever you are using for your ADA access blocked off on the plan. Jim S. suggests the applicant check with a surveyor and submit a surveyed plan.

Jim M. states he would like input from Natalie and states a site walk would be good as well. He continues that a survey is necessary.

Lynne states we also need the plans to show blocking off the other driveway, where your parking will be and where the ADA spot will be in relation to door, any ramp etc.

Lynne opens the Public Hearing. There being no one who wishes to speak, she closes the Public Hearing.

Ray moves to table this matter to a future meeting upon receipt of additional submission.

Edward seconds.

Any discussion? None.

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

Lynne states the next item is Walsh Engineering Associates, Inc. has submitted a Sketch Plan request on behalf of Cove Communities for the reconstruction of the Beach Pavilion within Point Sebago Resort. The property is known as Map 1A, Lot 3 and is located in the South Casco Outdoor Resort CZ1, LRR, RC Overlay and MHP Districts.

Bill Walsh introduces himself, Silas Canavan, Don Toms, Brandon Schilling and Jaime Broadbent. He states they are bringing forward a Sketch Plan to show you how we are upgrading Point Sebago. He continues as you may or may not be aware, Cove Communities purchased Point Sebago in March of this year. Bill gives the Board some background on Cove Communities. Bill further states they met with staff this summer to review the Point Sebago project; he acknowledges they are aware there was a Contract Zone brought forward in 2015 and got up to speed on that. Bill further states that one item they wish to bring forward is the restaurant which was last upgraded in the '90s. We are keeping part of the building known as "Sebago Lounge" and raze the rest and reconstruct the restaurant. The existing facility is about 15,500 s.f. of which 6,000 s.f. is Sebago Lounge. Continuing, Bill states this project is in the LRR district, so the LRR runs 250' back from the lake, the 100' setback line runs through the existing facility so we are partially within the setback. The restaurant is an accessory use to the campground, so it is primarily for people at the campground, those who come to stay.

He continues by pointing out the roadways and locations of various buildings on the plan to the Board. The access to the restaurant/Sebago Lounge is through Chippy's Lane while service entry is through the back and there is a storage building in the back as well. Bill goes on to state they had the wetlands mapped on the site by Jones

Associates; there is a dumpster in the back that exists now and will continue to exist. Most of the residents that come to the campground and restaurant use golf carts and we have golf cart parking area as well as a few handicapped spaces. He continues to point out the proposed building and the layout; it will be a 17,000 s.f. structure, two stories with an upper bar area; access will continue to be the same. We are proposing a drop off area to the main entrance, a walkway system that goes to a larger parking area. Further, he states they are making the area for deliveries much safer access with larger area for the trucks and there is some staff parking on the back side. Regarding the Stormwater for the parking area will have an under drain storage filter, we understand phosphorous is an issue with the Lake. He goes on to state they have a DEP Site Location permit and it will be updated. The wastewater and water for the site that currently come off the side and will that will remain the same. They don't see any increase in the wastewater or water usage as they are servicing those people who are already on site, not additional people.

Bill continues that they have to work out the landscaping, they haven't done so yet; most of the vegetation that is on site will remain; keeping Sebago Lounge kind of squeezes what can be done. They have pulled the building back from the 100' line as much as they can or to the greatest practical extent they can.

Jamie Broadbent states they are very early in the pre-design stage; one of the main pieces is Sebago Lounge where performances happen not being moved kind of determines what we are doing here. The primary restaurant area will have views of the waterfront, Sebago Lounge and the stage, you don't need views of the water there so we put that in back of the restaurant. The kitchen and service areas are here off the back of the building and on the top floor is where the bar would be above the kitchen and the deck. We plan to do an energy upgrade as there is no insulation in any of these buildings now we will be making them energy efficient design.

Bill states he would like to run through Jim Seymour's Memo - State and Federal Permits will be provided; Shoreland Zone (1) Will maintain safe and healthful conditions. Issue of Emergency Response, they will speak with the Fire Chief but they plan on having a loop area where the emergency vehicles could come in and there is the ability to access the beach if needed; (2) Will not result in water pollution, erosion or sedimentation to surface waters, computations for phosphorous export, impervious surface of new structure - we understand this and will provide that at a later time; (3) Will adequately provide for the disposal of all wastewater - as we stated previously we don't expect a change in the flows to the septic system; (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat - This will be part of our SLODA application; preliminary review shows no wildlife issues; (5) Will conserve shore cover and visual, as well as actual points of access to inland waters - the proposed building will be back a little further than the current building so we see no issue; (6) Will protect archaeological and historic resources as designated in the comprehensive plan - this will also be part of the SLODA application and has been

addressed in previous SLODA applications; we do not see this as a problem; (7) Will not adversely affect existing commercial fishing or marine activities in a Commercial Fisheries/Maritime Activities District – there will be no impact; (8) Will avoid problems associated with flood plain development and use – Building outside the 100 year floodplain and will provide compliance with erosion controls; (9) Is in conformance with the provisions of Section 15, Land Use Standards – they are willing to do a site walk if the Board wishes; they have no issue meeting the standards.

Bill states moving on to the Site Plan Review portion of Jim Seymour's Memo, (A) Preservation of Landscaping – this will be done to the extent practical; we understand we must conform to Shoreland Zoning; (B) Relation of Proposed Buildings to the Environment – moved the structure back to the extent practical again we are somewhat limited by keeping this part of Sebago Lounge and we are not going any further; (C) Vehicular Access – we do have vehicle access in the back and will provide an analysis of the parking; (D) Parking and Circulation – See (C); (E) Surface Water Drainage – will be provided trying to get as much into drip filters; (F) Utilities – no changes to the existing utilities and no additional demands on utilities, all services will be provided through existing services; this is correct; (G) Advertising Features – no advertising features are discussed in the application; we do not have concerns with this issue at this time; (H) Exterior Lighting – lighting plan will be provided; (I) Emergency Vehicle Access – will discuss with Fire Chief and comply; (J) Landscaping – as discussed earlier and will provide; (K) Environmental Considerations – will address phosphorous, outdoor grilling on the beach side and any other considerations needed to be brought forward as the project develops.

Next, Bill states he will review Jim's comments regarding general zoning requirements of Site Plan.

1. I didn't see any area summaries for the building size existing or present, on the plan. The cover letter states it will have a proposed 17,000 SF footprint with Floor area of 22,000 SF. I am not sure how that breaks down per level.
Response – will be provided.
2. There are several other road and pedestrian connections, and we will need their areas and dimensions labeled and shown tabulated area balances to illustrate overall impervious cover. Response – will be provided.
3. The loading dock area could require substantial elevation drops and drainage concerns. Response – no response
4. We will need a letter from the Fire Department about suppression requirements building access and general traffic turning movement/circulation concerns.
Response – anticipate that it will be fully sprinkled and will discuss with the Fire Chief.
5. Will we need emergency beach access here? Response – previously discussed.
6. Utilities, fire suppression, septic will need to be shown. Are they utilizing existing septic design? We will need to show the proposed or reused septic field

relocation or upgrade the existing systems. Will it require H2O loading? Response – we will show that. Jim S. states they may want to replace the septic tank. Response – believes there is an area that will have a new grease trap going in and it will all flow out of here not sure if there is a tank, we may end up getting a tank, it all gets pumped up to the leach field.

7. Will there be any sources for fuel like Propane required. Response – propane tanks in the back.
8. Stormwater design will need to comply with Chapter 500, as this is also an amended DEP application. We will be looking for phosphorus export treatment. Response – they understand this and will make sure it happens.
9. Grading of the structure finish floor, lowest floor elevation to be 1 foot above the flood zone elevation, which must be added to plan. Response – that has been laid out and will be more than 1' above 100 year flood.
10. Lighting of the site will need to be shown. Response – will be shown
11. Parking configuration and number of spaces required, size breakdowns, (cart to full size). Response – already discussed.
12. Handicapped (ADA) parking does not seem to be practical distance from main entrance. Response – proposing ADA spaces right here; there is a swale that has a boardwalk across it that makes moving ADA closer very difficult, but we will look at it and see what we can do. Jim S. asks if it could be in the back; will there be access to the Lounge from the back? Response – we will figure it out.
13. Please provide access elevations from all entry points into the proposed structure. Response – it will be provided.
14. What is terrace dining surface- Natural or concrete? Response – expect it to be a hard surface, probably concrete.
15. Any landscaping planned? Beach buffers? Clearing limits defined. Response – there will be landscaping and will be shown later.
16. Setbacks from Lake, with a rebuilt structure? Is this greatest extent possible from Sebago Lake. Response – With keeping Sebago Lounge we are kind of cramped.
17. How were wetlands identified?, and are there any impacts? Response – Jones Associates delineated wetlands.
18. What is the height of the structure? And does the CEO have any issues about meeting current SZ ordinances setbacks. Response – we are within the 35' height standard.
19. We will need to reference all state and federal permits required with the proposed project. Response – will reference all permits.
20. Is this just a seasonal use, or will it also require winter maintenance. Response – it is seasonal, no winter maintenance.
21. How will solid waste be handled/dumpsters needed? Response – will have dumpsters in the rear area with a gate access for trucks to pick up.

Bill continues that he doesn't see any waivers, but will certainly request them if they are necessary.

Jim S. asks if that is a shed in the rear. Bill states it is an existing storage building. Jim S. asks if it is for the restaurant; Bill states it is.

Brandon states he is a VP of Cove Communities and gives the Board a history of Cove; he further states that most of Cove properties have a higher turnover than Point Sebago and Point Sebago is one of the top three RV parks in the U.S. He further states they wish to continue to improve Point Sebago.

Bill asks the Board if there are other questions or concerns they have at this time. Alex states the closest existing point was 69.6 feet, this concrete pavilion dining area is getting closer than the existing point. Bill states it exists now. Alex states it will be considered part of the existing structure so that is your existing closest point. Bill states he will correct that. Alex asks if the BBQ area will have any structures; Bill states that is a proposed area but just for a grill and picnic tables. Brandon confirms that there is a grill and picnic tables there now. Alex states he wants them to be sure to calculate the expansion; the Board will have to make a finding that they have moved it back to the greatest possible extent. Alex asks what that percentage is. Bill states it is about 30%.

Lynne asks if the Lounge will also have two floors. Jaime states that only the restaurant will be two floors. Alex states it is well beyond the 100'. Alex inquires if in the wetlands they said anything about "Special Significance". Bill states some will be because of their proximity to the water. Alex states they have to be 75' for special significance. Bill states he will make sure they meet that. Brandon inquires if there are any ways to mitigate that. Jim S. states if you aren't getting closer than that you should be fine. Jim S. further states they should look at the parking standards as you have to run through the computation of the spots. He further states his question for the Board is can you allow cart parking for car parking. Don states he would guess perhaps. Jim S. states the Board should accept the Sketch Plan and schedule a site walk.

Lynne moves to accept the Sketch Plan.

Jim seconds.

Any discussion? None

All in favor? 4 yes (Ray, Jim, Edward & Lynne) – 0 no = 0 abstain

The Board discusses dates for a site walk and determine to set December 8th, 2018 at 9:00 a.m. for the Point Sebago Site Walk. The Board also states they would like to do a site walk on the Appleton Change of Use application immediately following the Point Sebago walk. Sandy will get out the appropriate notice, inform Appleton and request he be available as well as notify the Fire Chief and/or his representative.

Alex states he has handed out information regarding the Kennel issue. He continues it is basically the same as what you looked at last time except he add the State Statute and took out the 6 months phrasing as well as in Section B he added the wording of for

a fee. Alex states we can do a Public Hearing on both options to see what the people would like to see.

Alex also informs the Board he is working on revisions to the Fill standards; he has been looking at other Towns in the area. Jim S. asks which ones he likes. Alex states he likes Poland's. Alex and Jim discuss various ideas and state we need to have this ready to bring to you in January.

Ray asks if we are going to work on the road standards also, are we going to wait on that. Jim S. states yes we will see if we can come to an agreement with the Road Commissioner and the applicant otherwise we may need to.

Lynne moves to adjourn.

Ray seconds.

Any discussion? None

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