

PLANNING BOARD MINUTES
March 12, 2018
CASCO COMMUNITY CENTER
7:00 P.M.

MEMBERS PRESENT: Jim Macklin, Stan Buchanan, Ray Grant, Ted Beckner, and Lynne Potter

MEMBERS ABSENT: Bob Barnes and Edward Phipps

STAFF PRESENT: Alex Sirois, CEO; Jim Seymour, Town Planner

Lynne Calls the meeting to order at 7:00 pm.

Lynne states the first item on the agenda is the approval of the minutes for the February 12, 2018 Planning Board meeting.

Stan moves to approve the minutes as written.

Jim seconds.

Any discussion? None.

All in favor? 5 yes (Jim, Stan, Ray, Ted, and Lynne) – 0 no – 0 abstain

Lynne states the next item on the agenda is an application filed by D.M. Roma Engineers for a four lot subdivision on behalf of RJR LLC for the property know as Map 8 Lot 8 located on the Fountain Hill Road. This matter was tabled at the meeting held on February 12, 2018. Lynne allows the applicant to make their presentation before the Board.

Jason Haskell, engineer from D.M. Roma Engineers makes his presentation before the Board. Jason goes through the waivers that are being requested for this application. The first is a waiver for the submission requirement of completed septic system designs. Since the lot layouts have not been determined, it would not make sense to locate and design the systems just yet. Instead this could be completed prior to issuance of a building permit from the Code Enforcement Officer. Passing test pits have been confirmed for all of the lots. The site evaluator indicated no concerns on the ability to design septic systems for each lot.

A waiver is also being requested for the minimum construction standards for the road. The proposed road would be a 16' reclaimed asphalt travel way with 4' grass shoulders. The applicant has worked with the Road Commissioner and he does not have any problems with the Planning Board granting this waiver. These waiver requests have been placed on the Subdivision Plan per Jim Seymour's request.

The location of the property on the previously submitted habitat map has been cleared up and resubmitted for the Board's review. A well water capacity opinion letter completed by the well driller has been submitted by the applicant. The applicant has received approval for the requested road name. The road will be named Bonnie Way.

The Road Commissioner has commented on the current condition of Fountain Hill Road. No improvements to Fountain Hill are currently planned and he has no objection to the new subdivision. A financial capacity letter has been submitted indicating a \$75,000 amount or more. A meeting was held with the Fire Chief regarding his requirements, and the result was to widen the Fountain Hill Road from the existing culvert to the entrance of Bonnie Way to 24' so that if there was a fire, a truck could be on Fountain Hill waiting to get into Bonnie Way. He also requested that they widen the proposed entrance to Bonnie Way. This was all included on a submitted letter.

Ray asks what will happen when there are eight fire trucks that need to be parked on the side of the road since that is typical for a fire. Jason thinks there would be adequate space between Bonnie Way and Fountain Hill.

Ray does not understand how they can allow a gravel road since one has not been allowed in years. Jim S. explains how the development could have been proposed with backlot driveways. The proposed plan is a compromise that would be much cleaner than multiple backlot driveways. The Planning Board can deny the waiver and require a larger paved road, but the applicant would likely just develop by the use of backlot driveways which would be of a lesser standard than what has been proposed.

Ray states that this lot has already been subdivided three times and backlot driveways could not be allowed. Jason informs him that the original backlot driveway plan would have been done over an extended period of time. Ray is concerned that the Board would be setting precedence and now everyone will believe a four lot subdivision can be built with a gravel road. Jim S. reminds him that waivers are granted on a case by case basis, and they are only granted specific to the application. No precedence would be set if the Board does decide to grant a waiver. This is just a reminder of how urgent it is to review the existing, dated, road standards.

Jim S. reads a memo received from the Fire Chief on Friday. He has requested a section of Fountain Hill Road be widened right before the new subdivision entrance. He has also requested the driveways be designed to accommodate rescue apparatus. The driveway locations have not been shown on the plan. Jim S. is curious if the Board would like to see the locations shown. Jason Haskell asks if the Code Officer would be willing to inspect the proposed driveway location prior to development, and he could. Ray does not think the Fire Chief is concerned about the locations of the driveway; he is more concerned about the width and ability to accommodate a fire truck. Jim S. suggests adding a note stating that the Fire Chief must inspect and approve of the proposed driveway locations prior to construction.

Stan is not sure what the difference between a minor and major subdivision and the corresponding road standards. Jim S. reminds the Board that there is only one road standard for subdivisions, and the difference between a minor subdivision and a major subdivision is based upon the number of lots. There is no difference between a public or private road.

Lynne opens the meeting up for public comments or questions. Justin Barrows, president of the Fieldcrest Home Owners Association. He is curious if the Town will be doing anything to Fountain Hill Road prior to the construction of the new subdivision. He has concerns about the safety of the road and increased traffic. Lynne reminds the Board that this comment echoes the concerns stated at the

previous meeting. Alex informs the citizens concerned about the condition of Fountain Hill Road that they would need to vent these complaints to the Road Commissioner or Selectboard. Nina Morrison seconds Mr. Barrow's comments and feels as though it is a safety concern. Doug Sanborn informs the Board that Fountain Hill Road is a one lane road for most of the year.

Lynne closes the public portion of the meeting at 7:33 pm and suggests the Board discuss the waivers requested.

A waiver is requested for the requirement of a completed HHE 200 septic system design. The applicant is requesting to defer the final design until the building permit process for each lot. A passing soil test is shown for each lot.

There is no disagreement from the Board.

Stan makes a motion to grant a waiver for the requirement of a completed HHE200 form for each lot.

Ted seconds.

All in favor? 5 yes (Jim, Stan, Ray, Ted, and Lynne) – 0 no – 0 abstain

The second waiver requested is to the minimum road construction requirements. Jason Haskell outlines the proposed dimensions of the road. The first 80 feet will be 16' wide of reclaimed gravel with 7' gravel shoulders, grassed. The remaining will be 16' wide of reclaimed gravel with 4' grassed shoulders with a gravel base.

Jim S. reminds the applicant that prior to building permits being issued an association will need to be formed.

Jim S. suggests that the Board make it a condition that the developer repairs an existing culvert that crosses Fountain Hill Road in order to help with runoff. He believes this culvert has failed and it is causing some of the issues.

Ray does not feel as though reclaimed asphalt gravel is acceptable for a new road. He is concerned about the precedent that the Board would be setting if they allow this waiver. He reminds the Board that a road of this standard has not been allowed for over twenty years. Lynne reminds him that this was discussed at the last meeting, and that a reduced sized road would produce less run off. Jim S. suggests adding a note to the plan that would require the entire road to be brought up to the minimum Town standard if any further development is proposed in the future.

Jim makes a motion to grant a waiver to the minimum standards for road construction allowing the proposed road design as approved by the Fire Chief.

Lynne seconds.

No discussion.

All in favor? 3 yes (Jim, Ted, Lynne) – 1 no (Ray) – 1 abstain (Stan)

Stan makes a motion to approve the application with the following conditions:

1. The applicant was granted a waiver to provide a submitted HHE 200 design to support each lot's septic system as required for Subdivision approval, but with the condition of approval that these septic designs will be reviewed by the Code Enforcement Officer at the time of Building Permit review.
2. Given the moderate slope of the lots' topography, and that the lots will be developed and graded to concentrate surface waters and foundation drains to the street, all foundation drains and any private surface drain outlets or ditching shall be protected with stone erosion protection at the intersection with the road ditches.
3. Per the Fire Department's Option for Fire Protection as selected by the applicant, the Planning Board has further added the condition of approval, that the Fire Chief or assigned Fire Inspector, shall approve all road widening dimensions and inspect each driveway location to assess whether the development will have acceptable emergency maneuverability. Each driveway shall be assessed prior to construction on each lot and will need to follow the terms as outlined in the Fire Chief's letter/memo issued as an addendum dated March 9, 2018.
4. The applicant must provide updated financial capacity to build the road and develop the subdivision as approved, and for the amount requested and agreed to at the February 12th Planning Board meeting, such that it states the applicant has funding available to \$100,000.00. A financial letter must be submitted to, reviewed and approved by the Town, prior to any construction activity on the site.
5. No further development of the subdivision, division of lots, or extension of the Proposed Bonnie Way other than as approved on this plan can occur unless the entire length of the road from Fountain Hill Road to the Terminus Hammerhead regardless of distance, is brought into compliance for the Town Street Standards for width, surface type, shoulder dimensions, and/or access dimensions or radii as required for maneuverability by the Fire Department's need for meeting fire protection of the development. Any alteration of the road length or request to access additional lots must be approved by the Planning Board only.
6. The existing Town owned culvert crossing Fountain Hill Road and discharging in the ditch up gradient of the new proposed road intersection, shall be repaired by the developer, or his contractor, at their expense. Repairs shall include; measures for protection by riprap pipe inlet/outlets, that the entire pipe length is cleaned of all sediment and plugging material, and the culvert is made to be fully functional for drainage conveyance. The Town Code Enforcement Officer, Town Road Commissioner, or Town Engineer shall verify and approve the condition and performance of culvert as proof that the work has been completed.

Ted seconds.

All in favor? 4 yes (Jim, Ted, Stan, Lynne) – 1 no (Ray) – 0 abstain

Lynne asks if anyone else has any other business to discuss.

Alex has prepared for the Board maps showing the proposed Aquifer Protection Overlay Zone change and a list of all of the parcels that could be affected by the change. As of right now we are not entirely sure what data our current Aquifer Protection Overlay is based upon. It currently does not match with the most recent state maps. Alex suggests having a public hearing on the proposed zone change at the next meeting and sending a post card to all of the parcels that could be affected. This would also be posted on the website and in the newspaper.

Jim makes a motion to hold a public hearing at the April 9, 2018 meeting regarding proposed changes to the Aquifer Protection Overlay zone.

Stan seconds.

All in favor? 5 yes (Jim, Stan, Ray, Ted, Lynne) – 0 no – 0 abstain

Alex is about half way through drafting the proposed changes to the Shoreland Zoning Ordinance. He briefly explains to the Board what some of the major changes might look like. This will be discussed at the next meeting.

Lynne makes a motion to adjourn at 8:58 pm.

Ted seconds.

All in favor? 5 yes – (Jim, Stan, Ray, Ted, Lynne) – 0 no – 0 abstain