

PLANNING BOARD MINUTES

May 8th, 2017

CASCO COMMUNITY CENTER

7:00 P.M.

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

ALTERNATE PRESENT: Edward Phipps (to observe)

MEMBERS ABSENT: Ted Beckner & Ray Grant

STAFF PRESENT: James Seymour, Town Planner; Alex Sirois, Code Enforcement Officer & Sandy Fredricks, Planning Assistant

PUBLIC PRESENT: Cory Mitchell, Colleen Foster, Sheila Flanagan, Art Bodwell & Matt Plummer

Lynne calls the meeting to order at 7:00 P.M.

Lynne states the first item on the Agenda is approval of the April 10, 2017 Minutes.

Stan moves to approve the Minutes as written.

Jim seconds.

Any discussion? None.

All in favor? 4 yes – 0 no – 0 abstain

Lynne states she would like to introduce the newest Alternate Board Member, Edward Phipps, to the Board Members and those present. Edward will be observing the Planning Board process this evening. She continues by welcoming him to the Board.

Lynne states the next item on the Agenda is regarding application submitted by P & K Sand and Gravel, Inc. for AMENDMENT TO AND EXTENSION OF CONTRACT ZONING AGREEMENT BY AND AMONG THE TOWN OF CASCO, P & K SAND AND GRAVEL, INC. and CBJ PROPERTIES, INC. FOR THE RIGHT TO EXCAVATE & PROCESS LOAM, COMMON BORROW, GRAVEL & ROCK AT THE HEATH QUARRY. This matter is continued from the April 10, 2017 meeting.

Lynne continues that this matter has gone to the Joint Meeting with the Selectboard and is scheduled tonight for the final Public Hearing.

Lynne opens the Public Hearing and asks if anyone has any questions or comments.

Stan states he has a question and that is how often does P & K blast. Cory states that it happens six (6) to twelve (12) times a year. Jim S. states that it is covered in Site Plan review and, more importantly, DEP representative Mark Stebbins reviews and inspects the operations. Stan asks if they (P & K) are required to notify the Town before they blast. Jim S. explains that we have added annual reporting to the Town as part of the CZA. Stan states he understands, but what about notice prior to blasting. Jim S. states that they (P & K) do give notice prior to blasting as part of the State DEP regulations.

Cory states they notify about blasting a day or two ahead of time as well as doing pre-blast inspections. Cory continues to explain how they regulate the decibels etc. per Federal Guidelines.

Sheila Flanagan asks if there will be any additional uses such as asphalt production or mineral extractions or will they still be operating as they always have just with loam, gravel, rock and common borrow. Jim S. states that it will be as it has always been. There is no extension of use, only of time. Cory states they are also federally inspected.

Lynne asks if there are any other questions or comments. There being none, Lynne closes the Public Hearing on this matter.

Jim S. states that the only comment that came out of the Joint Meeting with the Board of Selectmen was a question if it would include asphalt production; would that be considered an accessory use to this. Jim S. continues that if it does change, it has to come back to the Planning Board.

Stan asks if that would include reclaimed asphalt and asks Cory if they process reclaimed asphalt. Cory states that they do; they take it in, crush it and sell it as recycled material. The Board members discuss this and that it is an allowed use as by the time it is removed from roads to be reclaimed the oils have leached out of it.

Lynne moves to send this matter to the Board of Selectmen for inclusion on the June Town Meeting Warrant.

Bob seconds.

Any discussion? None.

All in favor? 4 yes – 0 no – 0 abstain

Lynne asks if there is any other business this evening.

Lynne asks Alex if we have any restrictions on how many “tiny homes” can be on a lot. Alex explains we don’t other than it is considered a dwelling and you need to meet the space standards and septic are based on the number of bedrooms in a dwelling. He continues that Casco has not adopted a Building Code and therefore we follow NFPA

2009 regulations. Alex also states that a lot of towns are making ordinances for the tiny homes. Bob asks if a tiny home needs a Certificate of Occupancy. Alex states that it does. Stan states that the electrical and plumbing in the tiny homes are sometimes "creative" and can be an issue.

Lynne states she wonders if this is something the Board should include in discussions of ordinance changes or updates. Alex states that as we do not have an adopted Building Code all we can do is add a definition of "Tiny Home" to the Zoning Ordinance and then set the standards in it as well. The Board members discuss this among themselves.

Stan states that the Board has had discussions about architectural design standards and asks if this is something to be discussed as well. Jim S. states yes, we have discussed this but it was for the Village District; it would be a huge undertaking to make this Town wide. Alex states it is more of a priority to address the road standards. Jim S. asks if, in this new Ordinance Codification, the Zoning can be blocked out for the Board to make reference simpler. Alex and Jim S. discuss this, but have no solid answers.

At this time (7:30) Stan has to leave to attend a School Board meeting.

The Board next discusses Gazebo Tees/Turcotte and asks where that stands. Alex states that Turcotte came in to see him and filled out an application, however, he did not provide the required copies, any documentation to support the application or a check. Sandy states she spoke to Mr. Turcotte and advised him of the deficiencies. She continued that she will send a letter confirming that conversation tomorrow.

Alex states that while Mr. Bossie did not show this evening, he wishes to advise the Board that he knows of two other property owners who wish to come before the Board for a similar issue. He continues they are both requests to remove their property from Aquifer Protection Overlay as the Town and State maps do not align with each other. Jim S. asks if we need to review the entire Aquifer Protection Overlay and get it aligned. Alex states it would be good to do for next year Town Meeting.

Bob asks if that would include RP. Alex and Jim S. both state it would not and that RP would be on a case by case basis as it needs to be much more strict application. Jim S. states that it would also depend on the resource being protected.

Jim M. moves to adjourn

Lynne seconds.

Any discussion? None.

All in favor? 3 yes – 0 no – 0 abstain