

PLANNING BOARD MINUTES
October 7th, 2019
CASCO COMMUNITY CENTER
7:00 P.M.

MEMBERS PRESENT: Ted Beckner, Ray Grant & Lynne Potter

MEMBERS ABSENT: Stan Buchanan, Jim Macklin & Edward Phipps

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

PUBLIC PRESENT: Erik Olander & Justin Dore

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

Lynne states the first item on the Agenda is approval of the July 8th, 2019 and the September 9th, 2019 Minutes.

Ted moves to approve the July 8th, 2019 Minutes as written.

Ray seconds.

Any discussion? None.

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

Ray moves to approve the September 9th, 2019 Minutes as written

Ted seconds.

Any discussion? None.

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

Lynne states the next item on the Agenda is Sebago Technics, Inc. has filed a Site Plan Application on behalf of Hancock Lumber for an Amendment to the new corporate office building overflow parking on property known as Map 8, Lot 17-2 located at 1267 Poland Spring Road. The property is located in the Commercial, Stream Protection, Wetland Protection and Aquifer Protection Zones.

Lynne goes on to state that the applicant has requested this item remain tabled until the November Planning Board Meeting, therefore, the Board will take no action at this time.

Lynne states the next item on the Agenda is Erik Olander has filed an Application for Amendment to an Approved Subdivision to remove the requirement for fire suppression in homes in the Mitchell Hill Subdivision. The properties are known as Map 3, Lots 26-1 through 26-22 and are located in a Residential Zone.

Erik Olander introduces himself to the Board. He states that he met with Fire Chief Brian Cole to negotiate an acceptable Agreement in lieu of sprinklers. The Board has copies of the Chief's Memo dated October 3rd, 2019. He continues that when he

originally did the Subdivision the Fire Chief at the time suggested sprinklers because other towns were doing them.

Erik states in 2005 the market died; he's sold 4 lots. He keeps hearing that the fire suppression systems are cost probative to developers and individuals. The CEO prior to Alex suggested cisterns and this is what he (Erik) discussed with the current Fire Chief.

He further states that per Chief Cole's Memo, a 10,000 gallon tank is acceptable and once there are 13 homes up to the allotted 22, a second 10,000 gallon tank will be required.

Ted asks where the first 10,000 gallon tank would be located. Erik shows the Board the location on the drawings. He advises that Chief Cole has looked at the two (2) areas and was satisfied with them.

Ray states he feels it is fine as there are no other Subdivisions in Town that have been required to have sprinklers.

Jim Seymour states this was approved late 2005 or early 2006; nothing has changed in our Subdivision Ordinance since that time. He continues that in lieu of cisterns or tanks, this was what they came up with to meet the Adequate Utilities, Water Supply requirements. Jim further states that other Towns are now starting to have sprinklers as an option but not a requirement. He continues that the average cost is \$10,000 so 20 homes would be \$200,000. He goes on to state that installing two (2) water tanks of this size is approximately \$30,000 - \$40,000. Additionally, Jim states that the Board would have to have some kind of timeline for installation and issuance of Building Permits, but sees no problem with the input from the Fire Chief.

Jim states that the Board will need to see a Plan showing the locations and access for the firetrucks.

Erik states the shoulder has a guardrail and the fire hydrant would be behind the guardrail. Jim states that winter access is the only concern he has.

Jim states the Board can grant Conditions of Approval or have Erik come back with the Plan. Additionally, he states the Board has to determine if they want to remove the sprinkler requirements and add the tanks to meet the requirements of §210.9-9, Water Supply.

Jim continues that we will need some kind of Easement for access by the Fire Department. Erik states he maintains the road and when he spoke with Chief Cole he stated he was fine with the fire hydrant being located behind the guardrail. Erik states he agrees that all the fine details need to be done and the Plan amended. He further states that the two (2) areas picked for the tank locations are fill.

Jim states he would like to know what the hatched areas shown on the Plan represent. Erik states it is just grade.

Jim continues that we will need an engineered plan how the tank fits, an easement for the tank to be in there and what language the Fire Chief wants for maintenance of the tank(s). Erik states that in his discussions with Brian he indicated that once the tanks are installed, they (FD) will fill them. Jim states that winter maintenance will require the hydrant be shoveled out and pipes need to be checked.

Lynne opens the Public Hearing and asks if anyone present wishes to speak. There being no response, Lynne closes the Public Hearing.

Jim states when he reviewed this application, he stated it would require a Waiver; however, now that we have the Memo from Chief Cole dated October 3, 2019, we no longer need a Waiver as the standards will all still be met.

Lynne suggests that since it has gone through a previous Planning Board and the Chief is on board, we can go ahead and let you two (Alex & Jim) and the Chief work it out and remove the Note from the Plan and insert the cisterns/tanks per the Fire Chief's October 3rd, 2019 Memo. She continues that we do need a Plan and profile of how it will fit on the land.

Alex asks Erik if he plans to put the first one in up further and then go back down later. Erik states the one by the curve will be first. He continues that he will have the Revised Plan drawn up. Jim asks if the "Road to be named" has been named. Erik states, yes, it is Grand View.

Alex states he would like a Note to state that the cisterns/tanks will be installed prior to the issuance of any Building Permits and that the second cistern/tank will be installed once there are 13 houses built.

Ray moves to approve the Amendment to the Mitchell Hill Subdivision with final approval of the CEO, Planner and Fire Chief per his October 3rd, 2019 Memo prior to signature of the Board.

Lynne seconds.

Any discussion? Yes. Erik has one question of Alex and that is if a Building Permit could be issued prior to the installation of the cistern/tank as there is a buyer wishing to start clearing the lot. Alex states yes, but the Building Permit will have to be amended once the tank is installed as the Permit will show the sprinkler requirement.

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

Jim states that the Board will have to begin work on some Ordinance changes to be ready for June 2020 Town Meeting. Alex states that he is working on a few items and

asks the Board if they have any items they wish to see addressed. Ray states he would still like to see changes to the Commercial Zone because the 300' frontage requirement is a lot. Alex and Ray discuss possible changes, Jim adds that there is a lesser frontage requirement for internal roads not on 302. The Board discusses preparations for Ordinance revisions.

Lynne moves to adjourn.

Ray seconds.

Any discussion? None.

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