

TOWN OF CASCO
PLANNING BOARD MINUTES
JANUARY 11, 2021



Planning board Members Present: Gene Connolly, Stan Buchanan, Ray Grant, Ryan McAllister, Alternate

Absent: Lynne Potter, (Chair), Jim Macklin, Steve Linne, (Alternate)

Public Present: John Wiesemann, (CEO) Mary Tremblay, (Asist.) Tom Dubois, (Planner) Craig Burgess, Sashie Misner, Holly Hancock, Dawn Debusk, (Bridgton News), Kevin Hancock

1. **Call the meeting to order:**

Gene Connolly called the meeting to order at 7:05 p.m.

2. **Determine a Quorum**

Acting Chairman Gene Connolly determined a quorum was present with 3 regular members

Gene noted in the absence of regular members, he would like to designate the alternate member Ryan McAllister as voting member for tonight's meeting.

No objections from the Board.

3. **Old Business:**

- Minutes from the November Meeting not complete at this time

Gene stated with no minutes to approve, this will be postpone to next meeting

4. **New Business:**

- Review of Revised Site Plan for Contract Zoning Application in Response to the Planning Board Comments Received at the November 9th Meeting – Hancock Leasing LLC, Old Mill Farms, Map 23, Lot 23-B, 24-C Meadow Road and Edes Falls Road

Kevin Hancock noted the first meeting of September 2019 and the process has been good and with good feedback that they have incorporated into the proposal. He noted he is hoping for a good outcome and when finished tonight it can move on to the next step of a joint meeting with the Selectboard. Kevin summarized the benefits of the project is as it has been constructed.

Village regeneration project, an opportunity to regenerate and anchor the north end of Casco Village. Replace two abandon commercial buildings with 5 new small homes which fit the design of the village. Proposed a significant density reduction, this is not a density increasing project. First proposal is to reduce the square footage of buildings on the site, from 11,290 sq. ft. to 9,720 sq. ft. a 14% reduction of buildings on the site. The biggest change to density reduction and fitting the village is the transformation from commercial to residential sites reducing the human traffic from a total average of 90 a day also reducing traffic significantly.

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Value increasing economically to the town. The old buildings have no value to the town. After the project is done the towns value from the project will approximately be increased to 2.5 million dollars coming into the village in the form of new housing stock. Value not only financially but esthetically to the town. Value will be added as well to the Edes Falls Road with cleaning up and regenerate to green space both sides of the road with this project. Value known vs unknown. Know the proposal for the restoration of the site which they are totally committed to completing, what is the alternative of the site if no restoration. This is a community development project and if the project was to earn any money, when done the developer will donate 100% of that profit back to organizations back to the village; the church, library and the recreation department. He noted this project is not about making money, but the act of simple stewardship that the company Hancock Lumber operated on that site and the village is an important part of the company's history. The people of this village have been very good to that company over many years and decades and the company was just not interested in walking away from that site and leaving as is. Not only the company's site but take on Spurwink's site as well and leave the community with something new, fresh, valuable and modern.

Craig Burgess presented the board with updated submissions of new plans that have been refined since the previous meetings. He noted they have refined the driveways as needed and provided a more concrete impervious area calculation. He noted they are proposing to reshape, reestablish the old Hancock facility into a road not a parking area, with that additional impervious area an approximate 10,000 sq. ft. of impervious area will be removed, which will call for a DEP Storm Water Permit because of the amount of impervious area being created. He noted because it is in the water shed of Sebago Lake by means of Mill Brook they will need to provide very detailed storm water calculations for water quality and quantity on the site. He noted all storm water runoff will be treated and detained in conformance of local and state standards. He stated the water quality will be enhanced, which they are proposing to plant riparian habitat buffer, this will slow down runoff into the brook and also for ecological reasons provide protection benefits to Sebago Lake.

Craig continued stating all utilities will be underground and two septic systems can be supported if needed. Two wells are anticipated but this will be determined after working with a well driller. He stated there is lake front property which was discussed many times; he noted one dock will be installed for access to swimmers and non-motorized boats only. The motorized boats will have 3 moorings since this site has approximately 153 feet of shoreline and based on the town standards. He stated the architecture will be traditional homes to blend into the village district as much as possible.

Ray Grant asked if there were backup subsurface waste disposal areas.

Craig note at this time they are proposing two subsurface chamber systems to manage all the wastewater from the 5 units, they will be sized accordingly to the 3 bedroom units, which all are approved by the site evaluator.

Ray Grant asked if it fails will there be a place for relocation

Craig stated if it fails it would be other provisions taken into consideration and it would be a replacement system.

Tom DuBois stated if it is an engineer system 2000 gals a day the state would require another area known on the site, this is not the situation. If there is a failure somewhere down the line, the owner would replace the field in the location that is there now which is a removal of 6 inches of material, replacing what failed in the same footprint. Tom stated he does not see this as an issue.

John stated as a site evaluator, it is not a common thing to have a backup. If it fails it is most likely that the homeowner has not maintained the system.

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Stan suggests that the applicant look through all their materials to submit, include as many details as possible. He noted this would clarify it for the meeting with the selectboard and easier for the applicant to do ahead of time as much as possible. Stan noted the setbacks should be reviewed.

Craig stated he will refer to the ordinance and make sure they are meeting all the setbacks and that the standards are being followed. Craig stated they are proposing one way circulation through the site to reduce lights shining on parcels across Edes Falls Road and Meadow Road.

Stan asked about the beach area.

Craig stated it would be for general access to the lake and swimming.

Tom DuBois noted the Planning Board has the duty to formalize a complete application and then enter into a substantial CZ agreement by informing the applicant to what the board is agreeing to their request is, a reduction to the setback requirement and the downsize of the minimum lot requirements. The board can establish what they may require from the applicant as part of that agreement. He noted the next step is for the board to meet with the selectboard familiarize the board with the proposed agreement. He noted the selectboard can add items if they choose and go on to the next step of a public hearing and once pulled together it would then go before the Town for a vote.

Gene asked if the board would like to add anything to the application for completeness before a vote.

Stan stated the formal agreement as far as the density and setbacks is fine. He stated the lack of detail is a concern and more detail would make the process simpler going forward. He would like to add that the application be more detailed.

Craig replied understood, they have every intention on developing of these plans all the way through the site plan grading, utilities plans, details and storm water plans.

Tom DuBois noted the applicant is not required to present a full blown plan. He stated that once the agreement for the Contract Zoning is complete and agreed with the town and boards, the applicant then comes back again to the planning board with the final plan which will deal with waste water, storm water and all the other items the board normally deals with.

Stan moved to accept the application as presented and move forward to the joint meeting with the selectboard.

Ryan seconded the motion

The Board voted 3 in favor 1 opposed, (Ray Grant), 0 abstentions

Ray commented on his vote which was due to the density being too great for the piece of land, it would be a good thing for the town but would like to see one house less.

Mention was made to check on the 3 mooring locations

John noted he has looked into it and it does fall within the guidelines. He noted he has also sent a letter to the Fish Hatchery asking if there was any concern regarding the proposed plan.

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- Site Plan Application – Casco Inn, Assisted Living Home – 434 Roosevelt Trail/Rt.302, Map 2, Lot 21-A, The Applicant Proposes to Construct an Addition with 9 Beds.

Sashie Misner, LA, of Gawron Turgeon Architects, presented the application to the board. It was stated the Casco Inn facility is requesting the construction of an additional building to house 9 additional beds on site which would be attached to the back of the current 36 bed facility. It was noted there would be no changes to access, front of the building (302), or on Sebago Road. Most of the construction will take place in the commercial zone. She noted all the development will be outside of the setbacks from Dingley Brook. Total project will impact less than one (1) acre of disturbed area so no DEP is required for development. No changes to the storm water patterns within the site. There is a small storm water treatment site prepared by an engineer to catch some of the storm water before it leaves the site. She noted a new small walking path with fence and a gravel drive for access to maintenance of three leach fields; one is failing and will replace it with a new field based upon plan approval from board. Utilities will used from what is currently there now and trees will be planted for shading and meadow buffer with natural vegetation.

Tom DuBois noted the plan was well put together. He stated most of the issues would be details and some clarifications with the Subsurface Wastewater Design, there is a feasibility study done by Sebago Technics but no formal plan was presented which should be done. He noted lighting is not a big concern but something the ordinance requires and need some details on that.

Stan stated it is a good project. He noted he would like to see the details that Tom noted.

Stan moved to table this application to the next meeting

Ray seconded the motion

The Board voted 4 in favor, 0 opposed, 0 abstentions

5. Additions

Board members would like current additions of the Land use and Zoning Code Book

Ray asked for an update on any code issues

John stated there was a tree cutting issue on Leander Road that is being addressed by the previous owner and current new owners. He stated there is an issue with an old home on Poland Spring Road which needs to come down, the owners have been in touch and will demo and rebuild. Some issues with junk cars and such in yards that are being taken care of.

6. Next Meeting

February 8, 2021

7. Adjourn

Gene moved to adjourn the meeting at 8:20 pm

Ray seconded the motion

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The Board voted 4 in favor, 0 opposed, 0 abstentions

Gene Connolly, Acting Chairman

Respectfully Submitted by,
Mary Tremblay, Deputy CEO, Administrative Assistant