

TOWN OF CASCO
PLANNING BOARD MINUTES
MARCH 8, 2021



Planning Board Members Present: Lynne Potter, Chairman, Gene Connelly, Ryan McAllister, Alternate, Ray Grant (entered the meeting late) and Jim Macklin (only for the second item on the agenda)

Absent: Stan Buchanan.

Public Present: John Wiesemann, CEO, Mary Tremblay, Assistant CEO, Tom DuBois, Planner, Jim Seymour, Planner, Kevin Hancock, Kara Moody, Stantec, (See Attached List)

First Order of Business:

Lynne called the meeting to order at 6:30 p.m. There was a slight delay while waiting for the noise from the heaters to shut down.

A quorum was determined with 3 regular members at the time the meeting was called to order.

Lynne moved to make Ryan a voting member for tonight's meeting

Gene seconded the motion

The Board voted 3-0 in favor, 0 opposed, 0 abstentions

Old Business:

Approval of the Meeting Minutes November 9, 2021 and February 8, 2021

Gene moved to approve the November 9, 2021 and February 8, 2021 as written.

Ryan seconded the motion

The Board voted 3-0 in favor, 0 opposed, 0 abstentions

New Business:

Public Hearing - Contract Zoning Agreement between the Town of Casco and Hancock Leasing Limited Liability Company - Two Parcels of Land, Identified as Tax Map 43, Lots 23 and 24. Meadow Road and Edes Falls Road. Currently Zoned Village District.

Lynne opened the Public Hearing at 7:00 p.m.

Kevin Hancock gave a presentation and handout regarding the scope of the project. He noted the key components of the project: demolition and removal of all existing buildings and pavement on the site. Creating 5 new single family homes and the restoration of green space to the entrance of the Edes falls Road by the removal of parking...He also presented the contract zoning process, history of the site and the 2 primary zoning concessions the town would be making. He stated one being to allow 5 single Family units on the property and two reducing the front setbacks from 40 feet to 20 feet. He stated in return for the towns concessions there will be 8 returns; Creates some village infrastructure renewal, reduces density, creates tax and real estate value, provides safety

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and aesthetical improvements to the Edes Falls Road entrance, potential for fundraising for the project for Casco Village causes, creates an estimated \$2.5 m in spending locally, provides training opportunity before demolition for the Casco Fire Dept. and provides a known and certain outcome vs. and otherwise unknown future on site. He stated there are 6 stand-alone wooden structures on the site now and the 5 new homes will be a reduction in building square footage on the site.

Lynne asked the Board for questions, hearing none she opened the questions to the public.

Lynne opened the meeting to the public for questions 7:10 p.m.

Peg Dilly noted some concerns; more notification to public about this project, why is Edes Falls not Meadow one-way since someone lives right across from what will be the main road in, she questioned the parking that will be turned into green space which is now parking for the reserve and this will be taken up, buffer to the brook, she noted it is not a marina so why all the moorings it will interfere with the fish hatchery? And the kids taking buses, parents use that parking lot for drop off and pick up and now 5 more homes will add more kids so what are going to be done about those kids. She noted more thought should be put into this.

Trevor Tidd noted he supports the project 100% with the reduction and infrastructure it will be less impact and a positive thing for the town. He stated Kevin has put a lot into this and if he didn't it would end up an unknown to the town with a possible negative impact.

Bill Phelps stated he supports the project and realizes that it would cost the town money but doing it this way is a logical way to get it done. He noted his house is the one on page 20 of the handout, when bought it they thought the property would not be developed and did realize the beach was used by spurwink at one time, he noted that he would have not thought that 3 moorings would be set out in front of his house. He stated he does have a concern of the gas for fueling the boats, crossing the street with safety considerations and the concern of the restriction on size and type of boats that will be allowed.

Elaine Hausier stated it seems to be a good project and need new homes but not sure the town should be involved. She asked if the property would be open to anybody or just residents. She had questions on the use of the property and if the owners would be the ones to maintain and take care of as they want. She asked who would be regulating the property

Kevin Hancock stated the property sale could be anyone, he noted it is likely to heavily favor seniors; he stated they have had 3 inquiries about the homes and it was local people. He stated the question condo comes up because the entire property has 5 homes, the lot is not being divided into 5 separate lots with homes, it's all one lot with the homeowners responsible for maintaining the inside of their home with an association all 5 owners to share the maintenance outside. He stated they are not asking for any more than what a single home could have. He noted they have talked to the fish hatchery is not concerned however; they will be careful of the pipe and work on the placement. He stated as far as Edes Falls road being one-way was to keep the car lights from going into the houses. He noted the parking area was to be taken for green space however with the question of the school buses and parking for the reserve, they can certainly come up with an idea to leave some of the pavement for this option.

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Estella Esposito noted she appreciates the Hancock's and all they have done for the area and the village during the years and she is very appreciative of the chance Kevin has given all of us to express the concerns of the project. She is sure that what can be done or should be done that Kevin will do what he can or what is best. She noted having the driveway as a one-way is greatly appreciated, she understands the concerns about the moorings and the least would be better but she understands the use of the boats and the jet skis it is all part of living on the lake. She stated she would like everyone to take into consideration all that Kevin has done for this town and appreciate the fact of what he is trying to do with this project.

Lynne asked for any other comments,

Kevin stated he appreciated all that came to the meeting and all the questions and comments.

Lynne closed the public participation of the public hearing at 7:40 p.m.

Tom DuBois stated the Board at this point can discuss and change anything that they feel was brought up due to public comments at tonight's public hearing that they feel should be on the Contract Zoning or be approved as is and send it on to the Selectboard for addition to the Warrant for the Annual Town Meeting.

Lynne asked the board about the contract zone and sending it on to the next step.

Ray stated the contract needs a few tweaks

Lynne asked in what context

Ray stated the language about any profit being made will go to the community; he noted it should be in that contract.

Tom stated that for some reason the town's attorney choose not to add that. He noted he does not know all the details but it was felt it was not something that the town could somehow control.

Ray noted he disagreed

Tom explained the reason behind not putting certain items in the contract to Ray

Lynne stated seeing that the attorney recommended for it not to be put in the contract, there is no legal leg to stand on and no way to enforce it, she stated she does not see how it could be put in.

Lynne stated that many of her notes from tonight's meeting can be sorted out and addressed at the final site plan when it comes in for review.

Lynne moved to take the final Contract from Hancock and advance it to the Selectboard to be placed on the Warrant.

Ryan seconded the motion

The Board voted 3 approved, 1 opposed (Ray Grant) and 0 Abstentions

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Casco A, LLC – Casco Solar Project – Site Plan Review – Represented by Stantec Consulting Services Inc. Tax Map 3,
Lot 17-1 Roosevelt Trail (Routes 302 & 35

Kara Moody from Stantec Consulting on behalf of the applicant Con-Edison presented an overview of the Solar Project.

She noted this is a Solar Farm development and site improvement associated with a 5.0 megawatt AC solar powered facility located off Route 302 in Casco. She stated this will consist of a new access off Route 302 there will be approximately 12,000 panels' just less than 20 acres of land. She noted that the comments have been received by Sebago Technics, James Seymour and they plan on answering the comments by the next planning board meeting. DEP storm water management will be required as well.

Jim Seymour stated in Casco there are no direct performance standards in place for solar farms, so they fall under Utility/Facility standards. He noted most concerning is a right of way which serves the Hancock Land Company in the back and the proposed access starts there at that access, drifts out and back into the property and the question is whether or not that will be brought into the plan for the project or discontinued. He noted the based on the application tonight the Board can accept it and give the applicant time to address the concerns raised by the Planning Board and the public. He noted the following item should be addressed to the Town's satisfaction as possible conditions:

1. Front yard buffer sizing/ on Rte. 302
2. Parking conditions for maintenance activities, and where that parking be provided and not interfere with emergency access.
3. Discussion on impacts from drainage areas into possible buffers and level lipped spreader near Rte. 302 ditching system
4. Install erosion control mix berm along sideline closest to wetlands.
5. Discussion of any offsite drainage impacts/ defer for DEP approvals
6. Delineation of revised or eliminated access to other Hancock Land Co parcel(s)
7. Note additions of necessary MDEP permits for storm water management and eventually their permit issuance details (dates/permit #) and also for MDOT entrance permits.
8. Determination of noise at incremental distances to compare noises with other environmental sources nearby to abutters from onsite equipment.
9. The plans would also be helpful to include legal private ROW/easements on the site plan as well as a clear delineation indicating the Zoning district boundary locations and the setback requirements listed for each.
10. Acquire Fire Department review for acceptable turnaround and access to the site for emergency response.

John noted he has talked with the Fire Department Chief and they will be reviewing the project no big issues where noticed.

Jim Seymour noted some storm water coming down access road should be address.

Lynne questioned the tree removal

Kara stated the land has been harvested previously and some will need to be done for the panels. She also noted they are talking to DEP for storm water regarding the entrance and reviewed with an analysis.

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Ray asked if they are required to meet any road standards

Jim stated this would be a routine access driveway

Jim Macklin noted he had concerns of the power from CMP could affect the lines down 302

Jim Seymour noted that would be between CMP and the Solar Project

Lynne opened the meeting to public comments at 8:20 p.m.

Leslie Morton asked the exact location of the proposed site

John Strain asked for a print out of the area. He noted it is close to his land and would like to know why it was proposed for this location and what is the noise level going to be.

Kara noted it siting a project closed to suitable topography, sun and somewhat near a transmission system.

Jim asked about noise generation from the equipment

Kara noted limited to the equipment pad and that is minimal the closet is approximately 160 feet to the property line. They will provide the decibels

Elaine Hausier stated that she strenuously objects to this project (further comments can be heard on the audio taping on the Town's website).

Peg Dilly noted it is not a bad project and has not objections

Gene asked if the right-of-way concerns been address

Jim Seymour noted not as of this time they have not seen anything, this may be something they will work out before the next meeting.

Kara noted they have not worked that out yet but it will be addressed by proposing a new easement option. More detail by next meeting.

Jim Macklin asked what the benefits would be for the Casco residents

Kara stated she does not know at this time but it would be something that can be answered by the next meeting.

Lynne asked how is the vernal pools be effected and how this is the best site.

Jim Seymour noted they look for elevated exposer and looked over the vernal pools which they are not going to be near according to the DEP

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Ray suggested maybe an aerial plan showing the distances between project site and the closet homes

Ryan noted he would like to see more information regarding the buffer

Gene moved to accept the application as completed with the understanding that they would need to come back with answers to tonight's questions and concerns

Ryan seconded the motion

The Board voted 4-0 in favor, 1 opposed (Jim Macklin) and 0 abstentions

Additions:

None

Next Meeting:

April 12, 2021

Ryan moved to adjourn the meeting

Gene seconded the motion

The Board voted 5-0 in favor, 0 opposed, 0 abstentions

Meeting was adjourned at 9:00 pm

Lynne Potter, Chairman

Respectfully Submitted,
Mary Tremblay, Deputy CEO, Administrative Assistant

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