

PLANNING BOARD MINUTES

April 10, 2017

CASCO COMMUNITY CENTER

7:00 P.M.

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

MEMBERS ABSENT: Bob Barnes

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

PUBLIC PRESENT: Beverly Chamberlain, Brian Chamberlain, Tom Smith, Debbi Webber & Cory Mitchell

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

Lynne states the first item on the Agenda is approval of the January 9, 2017 and March 13, 2017 Minutes.

Stan moves to approve the January 9th, 2017 Minutes.

Ted seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain

Stan moves to approve the March 13th, 2017 Minutes as written.

Ray seconds.

Any discussion? None.

All in favor? 3 yes (Lynne, Stan & Ray) – 0 no – 2 abstain (Jim & Ted)

Lynne states that the next item on the Agenda is continuation of application for an Amended Contract Zoning Agreement between the Town of Casco and Brian E. Chamberlain & Beverly J. Chamberlain for property known as Settlers Village to permit conversion of the property to allow same to be divided into single dwelling units and thereby allow individual sale of properties. The property is located in a Contract Zone and is known as Map 8, Lot 14-A.

Tom Smith addresses the Board stating he is just here if anyone has any questions. He continues that they did the mailing to the abutters providing copy of the Contract Zone Agreement with the Exhibits, a cover letter and the Town's Notice of Public Hearing.

Lynne opens the Public Hearing.

Lynne asks if anyone from the public wishes to address the Board or has any questions for the applicant. There being none, she closes the Public Hearing.

Jim S. states that this matter has gone through the Joint Meeting process on March 21st, 2017 with no comments from the Board of Selectmen that required any changes or amendments. He continues that he did prepare a Memo stating recommendations in red. He further states this matter has to come back before the Board for Subdivision approval after passage of the CZA at Town Meeting. It is appropriate, at this time, to make final decision to send this back to the Board of Selectmen for inclusion on the Town Meeting Warrant for Town vote.

Ray states he went down there on his way to the meeting tonight and the road condition is at its worst. He feels that the first 75' may not have any base. He inquires if the Board has addressed this issue. Jim S. explains that the Board did review this issue with the applicants and they have agreed to repair the road. The applicants have an agreement with P & K to do the work when the weather breaks. Jim further states that the road work must be acceptable to both Alex and himself.

Lynne moves to forward this Contract Zone Agreement back to the Board of Selectmen for inclusion on the Town Meeting Warrant.

Ray seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain

Lynne states next on the Agenda is P & K Sand and Gravel, Inc. has submitted an application for extension of their "Contract Zoning Agreement" to continue mining activities on Map 9, Lot 30-1. This matter is being continued from the last meeting.

Cory Mitchell re-introduces himself to the Board. He explains he is working with George Sawyer to get new drawings done. Cory passes out a sheet to the Board setting forth the approximate areas of the Heath Quarry (see attached) and reviews this information with the Board.

He continues that they received the revised Contract Zone Agreement as reviewed and recommended by the Town's attorney, Natalie Burns, and they have no objections to any of the information suggested and will proceed with this CZA as proposed.

Cory goes on to explain that they have removed the land piece that was under the existing CZA that they have swapped with Hancock Lumber. Additionally, he states that Lot 25A, the 42.3 acre piece is what they are looking to amend into the CZA along with the 10 year extension.

Jim S. states that the objective of this meeting is to see if it is ready for a Joint Meeting with the Board of Selectmen. He continues the big issue is the clarity of the Plan; if we could have all those symbols on the plan would be good. He continues that he reviewed Natalie Burns' changes; she updated the wetland definitions and rather than the CEO have to follow up and track this information, P & K should submit annual reports much like what was submitted tonight.

The Board discusses the time frame for moving this matter along to complete the proper process to make Town Meeting.

Jim S. states we need to see this Plan to see what is going on and where. Additionally, Jim S. suggests that we ask for any State Review Reports be provided to the Town.

Cory states he needs to get to George and get that drawing so he can provide it to the Board.

Stan asks why it was the Army Corp. wetlands from 1987 that was referenced. Jim S. explains that our Ordinance, which is what Natalie added in, is the most current version of wetlands. The Army Corp wetlands guide from 1987 was the most current when the Contract Zone was originally created.

Stan states he feels we need to see the Plan before we move any further.

Ray moves to set a tentative date for the Joint Meeting with the Board of Selectmen.

Jim M. seconds.

Any discussion? The Board discusses what dates the Selectmen meet and agree they would like to see this on the April 25th, 2017 Agenda if possible.

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

Jim S. and Cory discuss the deadline for submitting the revised Plan. Jim S. asks when the filing date for the next meeting is. He informed by Sandy it is next Tuesday, April 18th. The Board discusses extending the filing date and asks Jim S. what his absolute latest time frame would be to give enough review time and still be able to meet an April 25th Joint Meeting date. Jim S. states he could go to Wednesday or Thursday next week at the latest.

Lynne moves to allow up to two (2) additional days, no later than Thursday, April 20th at noon for the Plan to be submitted.

Stan seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain

Lynne moves to send this matter to the Board of Selectmen to set a Joint Meeting date.
Stan seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain

Lynne asks if there is any other business this evening.

Jim S. states we have some Spring things to clean up; just a quick list of outstanding issues:

1. Gazebo Tees/Turcotte – Alex states that Turcotte was supposed to submit application and be before the Board this month; however, we have not seen anything from him. Alex will follow up on this next week.
2. R.N. Willey – Alex states that Willeys have until June 1st for exterior work to be completed.
3. Bristol Boats – Alex states they are undergoing some changes and came in to see him. Jim from Sebago Docks is moving out and taking some things with him. They want to get this all cleaned up and have all necessary permits so they are operating lawfully.
4. Road Standards need to be revised. We have backlot driveway standards in the Ordinance but this should be in with the road standards.
5. Kindred Farms – Alex informs he met with Shirley and Corrin last week. They brought in changes, but they were incorrect. They will be reworking it again and bring it in for review.

Alex states that there are some plans in the works on the Memorial School property but that may be something you get copied on at some point.

Jim S. states that while there is no definitive date by which we must adopt proposed Shoreland changes by the State, it is something we should begin looking at so it is not a rush at the last minute.

Stan asks about Willey's property where they may have over extended on filling. Alex states he spoke with Dave Morton, Town Manager and Dave was going to talk with Willeys about what is going on over there. Alex further states he will stop by there tomorrow [4/11/17] to see what it looks like. Ray states that basically where that is all open now used to be all woods.

Jim S. asks the Board if they have any issues they would like to address in the Ordinance.

Lynne states Signs. Stan agrees that Signs should be addressed especially those tall waving flags or banner things.

Stan states he is still concerned with across the street from him. He continues that there doesn't appear to be any real designated entrance to the property, it is pretty open there. Alex states that it had a Site Plan for a Commercial Building, but was not very specific.

Ray states he would like to see them review the Commercial Zoning; he feels that the frontage requirements are too high.

Stan states he would like to see some design standards put in place. Jim S. explains that has to come from the Board of Selectmen.

Stan moves to adjourn

Ray seconds.

Any discussion? None.

All in favor? 5 yes – 0 no – 0 abstain