

TOWN OF CASCO
PLANNING BOARD MINUTES
JUNE 14, 2021



Planning Board Members Present: Lynne Potter, Ryan McAllister, Stan Buchanan, Gene Connolly

Absent: Jim Macklin

Public Present: John Wiesemann, Mary Tremblay, Jim Seymour, (See Sign in Sheet)

First Order of Business:

Lynne called the Meeting of June 14, 2021 to order at 6:35 p.m.

A quorum was determined with 4 regular members

Old Business:

Approval of the May 10, 2021 Meeting Minutes

Ryan moved to approve the meeting minutes of May 10, 2021 as written

Gene seconded the motion

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

Preliminary Application of Major Subdivision 16 Acre Lot on Meadow Road – 5 Lots, Applicant Ronald Willey, Represented by DM Roma Consulting Engineers – Site Walk Performed.

Dustin Roma presented a preliminary plan for the applicant Ronald Willey for a proposed 5 lot subdivision. He noted a site walk was performed prior to the meeting. He stated the layout of the subdivision will be utilizing Meadow Road for access and frontage for the proposed 4 lots, with the exception of lot 5 which the frontage will be from Old Stage Coach Road on the rear of the lot. No driveways are proposed off of Old Stage Coach Road all driveways will be from Meadow Road. He stated since bringing the plan before the board the first time they have engineered the site much further, the information included lot grading plans, which were approved by DOT, the grade of the driveways was a concern and they have reduced the grade significantly from 25% to 15%. He noted they have been addressing the safety concerns regarding the turn a rounds for the fire trucks and safety vehicles, they did get a letter from the Fire Chief and will talk with him further about this and also adding either sprinkler systems or an in-ground water tank before the final plans. He stated they regarding erosion control, they will be extending the culverts and adding more rip rap due to the grades of the roads for better erosion control and runoff. He noted the test pits are done and the wells which all meet setbacks. He stated they have had a good meeting with the planner and code officer and will address those concerns before final plan.

Jim Seymour stated the slopes are certainly a big difference from 25% to 15%, he will need to continue to work with the Fire Chief on safety issues and accessibility, he stated he would like to see more detail on the storm water runoff, they need

TOWN OF CASCO

PLANNING BOARD MINUTES

JUNE 14, 2021

calculations showing no increase of runoff to the roadsides, he noted deeper ditches and channel protection in those ditches along the uphill side of the proposed driveways or where there is an uphill culvert is needed. He stated a limitation of clearing of vegetation on lot #5 general details for stormwater runoff will be needed. He stated a note shall be added to the plan discussing how topography and survey boundaries were created. The Subdivision Plan must be stamped by licensed State of Maine Professional surveyor per state law. Septic systems on some pretty steep slopes and it was recommended that a hydrogeological study be done. He noted some barriers or guardrails may be need on the downhill side because of the slopes and drop-offs. He noted they may have to considered gravel access roads to be paved due to the slopes. He stated upon review of the information provided he would not recommend preliminary approval of the application. He noted the Planning Board should review the project to be clear about the items still needed and the applicant can address concerns raised.

Lynne asked with the runoff that come with the roads and the lots, where will that water eventually go, the quality of the lake is of primary concern and with 5 homes with all the fertilizing, and weeding etc. how is that going to be controlled from going into the lake

Jim Seymour stated it all goes down to 121 crosses the road drain into low swamp area and goes back into the lake. He noted this is why we would ask for stormwater runoff velocity and studies as well as how much clearing of the lots. Jim noted this is the right of the Board to put limitations on the plan.

Lynne asked is this will be an association

Dustin stated no, there will be easements put into the deeds for shared driveways and just mutual agreements between those shared driveways not an overall association.

Jim Seymour noted adequate traffic safety if possible and possibly widen out the shoulders going into and out of the lots.

Meeting was opened to the public for comments at 7:05 pm

Vic Dunbar abutting land owner. Concern of the effect of the ground water, concerns with wells undeveloped habitat for deer to be considered, plantings for head lights, would like copy of new map showing roads he noted he found a lot of the information he is speaking of in the Towns Comprehensive Plan.

Holly Hancock would like the Lakeside Cemetery to be kept into consideration with the stream which goes into the lake.

Joan Webe asked if Lot 5 can be divided into more lots

Jim Seymour stated no, not without coming back to the Board. He noted once in a subdivision and changes to that would need to come back before the Board.

John Schott stated there is a concerned Lot #5 and how it might affect the environment of camps along Old Stage Coach road. He asked if the development might be not utilized and setting it aside for conservation land, or would the developer possibly consider doing a restriction on the deed that Lot #5 be used for a single family home and not be subdivided down the road, to give some assurance to the adjacent property owners that this will be the final development there will be on that parcel of land.

TOWN OF CASCO

PLANNING BOARD MINUTES

JUNE 14, 2021

Vic Dunbar noted he had spoken with the director of Camp Acadia and mentioned the trail that does go across the top of that lot #5 and if it could be preserved in some way if it can there is about 200 girls or more that come down through that trail every year and it should be preserved in some way.

Lynne asked if there were any more questions from the public
Seeing none, the Public Participation segment of the meeting was closed at 7:20 pm

Dustin noted he appreciated the information from the public. He noted he will make note of the well at the property line, he will look to make some adjustment to the driveway at the top and see about doing more with the buffering. He noted they did consider putting a road up to the lots at the top but the way they are looking at it was consolidating the development along meadow road and by doing this it preserves a large majority of the land as undeveloped. He noted as far as lot 5 being developed in the future, it has not been established to be developed in the future. He noted there are quite a few trails on the property and that they would continue with some kind of easement. He stated he would be happy to talk to someone regarding those trails to accommodate the best they can.

Jim stated Access Stormwater erosion control and buffers

Dustin asked if the hydrogeological assessment is required.

Jim stated he believes it is for a Major subdivision

Dustin stated he doesn't want to make a big deal of it but if it is not really going to be helpful to the Board making a decision he didn't want to have to go forward with it.

Lynne stated she would like to see the ditches, rocks and proper grading to be taken into consideration on the plan.

Jim stated he would like to see the cross culvert on the plan

Ryan moved to table the Meadow Road Subdivision Application until more information can be compiled and be presented to the Board

Gene seconded the motion

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

New Business:

Site Plan Review – Crooked River Campground – 45 Crooked River Lane – Applicant Brian Wolpert – Represented by Jones Associate/Walsh Engineers for a Proposed Expansion of Campsites, Bath House, Additional 12 Parking Spaces, Access Road and Septic Systems

Rick Jones of Jones Associates presented the application for Brian Wolpert. He stated they had come before the board about a 1 ½ ago and a lot has changed and transpired since then. In the process of what was originally is that the project needed some additional permits that were never granted both at the State and Town level. He noted certain applications where never applied for. He stated Brian the applicant has been working diligently to straighten a lot of these out. Current campground has 46 sites, 43 are rented seasonal sites, 2 are pull through RV sites, May 15, to October 15. Mr. Wopert purchased the property in 2019, there are sites in the RP Zone that will be removed. Currently there is a Consent Agreement to correct this. And will be talking to the Selectmen at their meeting due to delay of DEP they will be asking for an extension.

TOWN OF CASCO

PLANNING BOARD MINUTES

JUNE 14, 2021

Each campsite will have a full hookup 43 seasonal each will have their own hook up. There are two septic systems these will service the bathroom facilities. The stormwater management plan is set up to avoid all the wetlands. Each unit will meet the required setbacks, all self-contained and will meet the 5,500 sq. ft. required. 100 feet of screening that will be maintained around the area.

Stan asked if the RVs are in the campsite do they come in and out or stay.

Brian Wolpert stated they stay they do not leave.

Jim Seymour noted upon review the biggest item and concern would be where they stand with the consent agreement. He noted that needs to be determined if it is to be extended and how that impacts the site work proposed. Jim stated that he has not seen the consent so he is not sure what is attached or how it is worded. Jim stated they have done a pretty good job with the stormwater aspects. He noted the access loop is a bit sharp and would like the turning template or a letter from the Fire Chief., lots 10,11 and 12 is of some concern as to whether that wetland is a vernal pool. Parking spaces seem ok however, is there anything for ADA accessible, surface water looked good, utility hook ups look good, power on site, water on site and documentation for any approvals that may be needed for water or any utilities. Own deed over to CMP Power, Protection for septic, need general construction details, erosion control plan.

Stan moved to table the Site Plan Review and schedule a Site Walk

Ryan seconded the motion

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

Site Walk is scheduled for Monday, July 19th 2021 at 6 pm at Crooked River Campground

Site Plan Review – Amendment for 299 Roosevelt Trail – Applicant/Owner R.J.R LLC – Represented by DM ROMA – Proposed Additional 9,600 square foot Commercial Building

Dustin Roma, DM Roma presented the application for R.J.R. LLC seeking to amend the Site Plan for 299 Roosevelt Trail by adding a 9,600 sq. ft. commercial building. He noted the new building will be placed over an area that was designed and approved to be gravel, so the proposed building will not increase the impervious surface. Dustin stated this is intended for commercial use and will be compatible with the other uses currently on the property. Bathrooms and internal plumbing will be connected to the existing leach field. There is no intended user of the new building at this time. The owners wanted to get it up and then see what comes to lease. Electrical lines are run underground.

Stan noted his concern would be what would be going in the building. He noted if it is a going to require a lot of traffic how will that be handled as far as busy traffic on 302 which is already highly congested.

Dustin noted they would need to go back to DOT if the traffic increased to get a traffic study.

Lynne asked about ADA parking.

Dustin stated can and will be added once the building is being utilized so they know how and where to place it correctly.

TOWN OF CASCO

PLANNING BOARD MINUTES

JUNE 14, 2021

Jim Seymour stated he did not have any real concerns with landscaping the applicant is proposing modest landscaping to be planted, the position of the buildings is appropriate with adequate screening for proposed use, driveway has been previously approved by MDOT, No issue for access of the Fire Department and emergency vehicles. Jim noted he would suggest adding some directional signs for business directions to the plan, so not to delayed deliveries shared entrance, dedicated parking for new uses or transactions for rental arrangements, handicapped space will need to be added. He noted a new grading plan was provided for the new building, stormwater runoff treatment and capacity are being reviewed by Maine DEP, utilities are installed underground, lighting should be shown for security, adequate cover over septic system. Jim stated he did not see anything that would or should hold up this approval by the Board, what few conditions that are noted Jim and John can finalize with the applicant.

Gene moved to approve the application and move it forward subject to conditions stated

Ryan seconded the motion

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

Jim asked if the Board had any comments or changes for the Solar Farm Notice of Decision

Lynne stated she will sign it at town office if no changes are required.

Additions: None

Next Meeting:

July 12, 2021

Gene moved to adjourn the meeting

Ryan seconded the motion

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

The meeting was adjourned at 8:50 p.m.

Gene Connolly, Vice Chair

Respectfully Submitted, Mary Tremblay
Deputy CEO/Administrative Assistant