

Standish Town Hall

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Planning Board Meeting Minutes 03/05/2012

Town of Standish
Planning Board Meeting
March, 05, 2012

Chairman Steve Nesbitt called the meeting to order at 7:04 p.m. Present were Carol Billington, Diana Allen, Alta Harding and Brian Libby. Staff present were Bud Benson, Town Planner and Jackie Dyer, Secretary to the Planning Board.

Mr. Nesbitt asked for a motion to approve the February 06, 2012 meeting minutes. A motion was made by Mrs. Harding and seconded by Mrs. Billington. All in favor .

There were two Finding of Fact to be signed :

- Private Way Review /Vladimir Kasyanov- Map 19, Lot 30-A, Chadbourne Road

A motion was made by Mrs. Billington to waive the reading for the Private Way Finding of Fact and seconded by Mrs. Harding. All in favor . A motion was made by Mrs. Billington and seconded by Mrs. Harding to accept the Finding of Fact . All in favor .

- Gravel Pit Expansion / Busque Construction, Inc.-Map 20, Lot 58-2, Rte.35

A motion was made by Mr. Libby to waive the reading for the S. B. Freeport Finding of Fact and seconded by Mrs. Billington. All in favor .A motion was made by Mrs. Billington to approve the Finding of Fact and seconded by Mrs. Allen. All in favor .

Mr. Nesbitt signed both of the Finding of Fact and said that the Finding of Fact would be made available at Town Hall if anyone was interested in seeing them.

There was no old business.

New Business :

Item # 1 Town of Standish/ 150 Moody Road- Map 14, Lot 4 , Site Plan Application

Mr. Evan Carroll from Port City Architecture was present .He presented a site plan for the renovations for the Public Works building. He showed the existing structure and also the changes that will be made. He said that they did not have to deal with any of the curb cuts in the application, but did have to move some of the parking spaces around from the existing conditions. He stated that the largest structural installation, besides the building, will be the pad in front of the new garage bay. He said that in the site plan application, he has a letter that outlines the conditions of approval. Mr. Nesbitt asked what the current square footage is of the existing building and Mr. Carroll told him it measures 60'x90'.The addition would be 90'x23', to go directly in front of the existing building. There would be no net gain in impervious surface. Mrs. Billington asked what would trigger DEP in this situation. Mr. Benson told her that if they have already gotten a DEP approval, then they had to go back and determine if an amendment is needed and this is determined on a case by case basis. Mr. Benson said that this site already has a solid waste transfer permit from DEP and the Public Works building

along with the sand and salt permits. This is just a new revision to the existing permits without entirely new permits being pulled. Mr. Nesbitt asked if they were adding additional bathrooms to the facility and Mr. Carroll stated that only one would be added and the other one would still be there, with better access for the offices. Mrs. Harding asked about the addition of a kitchen and is there public water and is the water drinkable. Mr. Carroll told her that the water comes from a well and is not drinkable. Mr. Benson said that they have water to drink there, but not from the well. Roger Mosley, Public Works Director said that anywhere where there is an outlet for water, they have to be labeled or marked with a sign that says the water is not drinkable. The added sink would be for rinse water only. Their drinkable water is supplied from Poland Spring Water Company. There were no other questions at this time. Mr. Nesbitt asked if the septic system needed to be moved and Mr. Mosley told him that they (DPW) would be taking care of the septic system as that was not part of the architects design. He said that there was about 7' of the existing leach field that needed to be moved away from the building and that is something they will take care of. The tank does have to be moved to meet the requirements for the setback. Mrs. Harding asked what the set back is, Mr. Benson told her that it is 50'. Mr. Benson said the parking stalls (3) will remain as they are grandfathered. There were no further questions and Mrs. Billington made a motion to find the application complete, seconded by Mr. Libby. All were in favor. The conditions for approval are ;

- *The provisions for vehicular loading, unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will not create hazards to safety nor will impose a significant burden upon public facilities.*

A motion was made by Mr. Libby and seconded by Mrs. Harding that condition A has been met. All in favor.

There should be adequate off-street parking assuming the parking lot is adequate for 18 cars.

- *The bulk location and height of proposed buildings and structures and the proposed uses thereof will not be detrimental or will impose undue burdens on the public facilities.*

A motion was made by Mr. Libby and seconded by Mrs. Harding that condition B has been met. All in favor.

This is an expansion of an existing use in the industrial district. There is minimal traffic and no nearby residential neighbors to this project. A dry hydrant is being proposed to provide fire protection.

- *The provisions of on-site landscaping and screening do provide adequate protection to neighboring properties from detrimental features of the development.*

A motion was made by Mrs. Allen and seconded by Mrs. Billington that condition C is met. All in favor.

There is minimal traffic and no nearby residential neighbors to this project.

- *The site plan adequately provides for the soil and drainage problems that the development will create.*

A motion was made by Mr. Libby and seconded by Mrs. Harding that condition D is met. All in favor.

The area of the proposed expansion is currently paved and there is no net increase of impervious area.

- *The provisions for exterior lighting will not create undue hazards to motorists traveling on adjacent public streets nor are inadequate for the safety of occupants or users of the site nor will such lighting damage the value and diminish the usability of adjacent properties.*

A motion was made by Mrs. Billington that condition E is met with an added condition that all exterior lighting is installed with concealed fixtures. This was seconded by Mr. Libby. All in favor.

There is minimal traffic and no nearby residential neighbors to this project.

- *The applicant has provided reasonable evidence of his financial capabilities to complete the development as planned and approved.*

Motion made by Mr. Libby and seconded by Mr. Nesbitt that condition F is met. All in favor. This is a Town application.

The project will be funded by the Town Capital Plan.

- *The proposed development will not create undue fire safety hazards by not providing adequate access to the site or the buildings on the site for emergency vehicles or by failure to meet other fire safety ordinances or laws. The Fire Department shall file a written report with the Planning Board prior to the hearing.*

A motion was made by Mr. Libby and seconded by Mrs. Harding that condition G is met. All in favor.

See Fire report.

- *The proposed development has made adequate provision for sewage disposal.*

A motion was made by Mr Libby and seconded by Mrs .Harding that condition H is met. All in favor.
The current system is adequate and there are no new employees proposed.

- *The proposed site plan will not alter the existing character of the surrounding zoning district or division to the extent that it will become a detriment or potential nuisance to said zoning division or district.*

A motion was made by Mrs. Billington and seconded by Mrs. Allen that condition I is met. All in favor.
This is the industrial district and the building addition minimally changes the existing character of the area.

- *The proposed development has made adequate provision for water supply, including an adequate supply of water for fire-protection purposes.*

A motion was made by Mr .Libby and seconded by Mrs. Harding that condition J is met. Mrs. Allen asked where the existing water was. Mr. Benson said that it is a part of Sticky River and that is where the dry hydrant will be able to get water from. All in favor.
Public works Department will work with the Fire Chief to install a dry hydrant located at the brook on Moody Road.

- *No plan shall be approved by the Planning Board as long as the applicant is in default on a previously approved plan.*

A motion was made by Mr. Libby and seconded by Mrs .Harding that condition K is met. All in favor.
Applicant is not in default on previously approved plan.

- *Architectural drawings showing exteriors of proposed new nonresidential/commercial buildings in the Village Center District shall be compatible with a Colonial New England design. Such design can be achieved by incorporating features such as, but not limited to, broken rooflines, clapboard siding, steeply pitched roofs, roof overhangs, small pane windows, dormers, window shutters.*

L is not applicable to this application as it is not in the Village Center District. Mr. Nesbitt told the applicant that they had been approved with the following :

- This approval is dependent upon, and limited to, the proposals and plans contained in the application and supporting documents submitted and affirmed by the applicant (either orally or in writing) and that any variation from the plans, proposals, and supporting documents is subject to review and approval by the Planning Board, except for minor changes which the Code Enforcement Officer may approve.

Item #2 - Gardenside Estates/ Mark Floor- Map 10/ Lots 64-2, 69, 69F, Subdivision Amendment

There was no one present from the applicant to speak. Mr. Benson said that Mr. Floor had come in to him asking if the Board could just sign this. He told him that it needed to come before the Board. Because there was no one present to speak for the applicant, the Board feels that it should be tabled until the next meeting in April. Mrs. Billington made the motion and seconded by Mr. Libby to table this until next month. All in favor. Mr. Libby feels that someone should have some communication with Mr. Floor to let him know that he or someone needs to be at the meeting.

Mr. Nesbitt said that concludes our business for tonight and that we are still looking for people to join some of the Boards and to contact Mary Chapman. Mrs. Allen said that on March 15th, 2012 at 7 p.m. in Council chambers, there will be a meeting on the Standish Summer Spectacular if anyone is interested ,please feel free to join the meeting. Mr. Nesbitt said there will be an Ordinance Committee meeting on the March 20th at 7 p.m. Because of not having any new business, he asked for the workshops to be cancelled.

Motion made by Mr. Libby and seconded by Mrs. Billington to adjourn. All in favor. The meeting was adjourned at 7:28 p.m.