

Standish Town Hall

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Planning Board Meeting Minutes 03-04-2013

The meeting was called to order by Chairman Brian Libby at 7:00 p.m. Present were Steve Nesbitt, Wayne Newbegin, Alta Harding, Carol Billington, Alberta Byrnes, Town Planner Bud Benson and Jackie Dyer, Secretary to the Planning Board. Absent was Bruce Smith.

The first order of business was to approve the meeting minutes from the Dec.03, 2012 and the January 07, 2013 meeting. Mr. Nesbitt made a motion to approve seconded by Mr. Newbegin. All in favor.

James Dyer, 91 Smooth Ledge Road, Map 43, Lot 98 Shoreland Zoning Application

This application was asked to be tabled from the January meeting by the applicant and Mr. Albert Frick. Both the applicant and Mr. Frick were present for tonight's meeting. Mr. Frick stated that they are following through with the application. After the site walk in December, he said there were a few items that they needed to add to the plan before approval. Parts of the requests were profiles of the grade of the foundation and to make sure that 50 % of the foundation was below ground. He said the back of the house will be daylight basement and the front will be below grade so things balance out evenly. Also requested was a detailed grading plan that showed all of the existing and proposed gradings for building, as the house comes out over the water at least 8 feet. He also submitted a new plan for erosion and sediment control. The work needs to be done from the shore land back. He had submitted a plan to the DEP and that has been approved.

There are trees that need to be cleared for the house and they would like to keep as many of those as possible. There are boulders there that need to be broken up and when that is done, they will be used for rip rap around the shore for stabilization. The house will be constructed with a new septic tank and leachfield, with the septic waste being pumped away from the house. There is one issue that he spoke about and that's the landscape plan. He had proposed in his plan to replace some of the trees with oak trees and junipers. He said Mr. Hill had contacted the Portland Water District and they furnished him with a proposed vegetation plan that they would recommend for Mr. Dyer. Mr. Frick is in the process of working out the details with the PWD for this project. Mrs. Harding asked if the green portion on the plan was meant to be grass and lawn. Mr. Frick said yes it is in his plan, but will have some change done to it. He had no vegetation in his plan. The PWD is asking for more trees to be planted and some other shrubs also.

The area where the septic tank and leachfield would go will be cleared, but the rest of the site has to remain with vegetation on it. There is also an existing shed on the property. Mrs. Billington asked about the revegetation plan and Mr. Benson said that it will be worked out between Dan and Mr. Frick. The water district wanted more plantings than they had submitted on their original plan. Dan Hill will have the final say on the vegetation plan. Mr. Nesbitt made a motion to approve the application seconded by Mr. Newbegin.

Mrs. Byrnes abstained from the vote. All others were in favor. Mrs. Billington made the motion to approve with conditions of approval from Mr. Benson's memo 1 through 5 and also item 2E. Mr. Nesbitt seconded the motion and all were in favor, with Mrs. Byrnes abstaining.

Mr. Benson said that at the next meeting there would be an amendment to one of the Town ordinances adding medical clinics back to the ordinance. This was left out previously by mistake.

Mr. Nesbitt said they have been discussing light manufacturing in the Ordinance Committee, the plan for Sebago Lake Village and fireworks.

A motion to adjourn was made by Mr. Newbegin and seconded by Mrs. Harding. All in favor. Meeting adjourned at 7:19p.m.