

Standish Town Hall

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Planning Board Meeting Minutes 04/01/2013

Standish Planning Board Meeting Minutes April 01, 2013

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

The first item on the agenda was the approval of the March 04, 2013 meeting minutes. Mr. Newbegin made a motion to approve and this was seconded by Mr. Nesbitt. All in favor.

The second item was the approval of the Finding of Fact for 91 Smooth Ledge Road/James R. Dyer, Map 43, Lot 98, Shoreland Zoning. Mr. Nesbitt moved to waive the reading, seconded by Mrs. Harding. All in favor. Mr. Nesbitt made a motion to approve the Finding of Fact, seconded by Mrs. Harding. All in favor.

New Business:

Northern New England Division-Salvation Army/360 Barker Road, Map 17, Lot 2 Site Plan Application

Mr. Dick Webb, the architect, was present to represent the applicant, as were four representatives of the Salvation Army. Also present was Bill Sleeper, the camp care taker. Major LaBosser, the Salvation Army divisional commander of the camp spoke first. He said the Camp has been part of the community since 1958 and it was purchased for around 45,000.00 then. He said there are six sessions of camp per summer, with approximately 200 campers per session and 75 staff members. They do all sorts of activities like arts and crafts, swimming, music, etc. They hire mostly young, Christian college students to be their staff members'. The project before the Planning Board is an enhancement to their program. They feel it will be a traditional rustic built facility and will blend in with the rest of the camp nicely. He feels they are as concerned as anyone else on the road with traffic and how much their camp affects the road and the surrounding residences. He says they know that people go fast on the road and he knows because being there all summer, he uses the road to bicycle and walk on and he also knows that there is no where to get off the road if needed, other than the ditch. He feels that safety on the roads is a big issue for all those that use the road and the camp roads. He is very interested in what the Camp's neighbors have to say.

Mr. Webb and his assistant presented pictures and drawings of the new building. The new building would have a large assembly space, classrooms and bathrooms. There is also an audio-visual room and a room to store chairs in. There is also a front and back porch added onto the building. The building will be red with a green roof, just like the other buildings on the property and should blend in very nicely. The lake is to the NW from the building and the caretaker's home is there also. It would be located at the further end of the property. There is an existing building there now also that would be torn down and replaced with one that is already on the property, but is in much better shape. Mr. Webb said they more than meet the setbacks from the lake as they are beyond a 500 foot mark and meet the zoning requirements. He feels the building would be an enhancement and allow them to put everyone under the same roof for musical productions, plays, etc. They have also provided the needed parking spaces, but feel that these would hardly ever be used, as most of the traffic for the camp is already on the property. They will provide spaces for handicapped parking and also a handicapped access to the building. This building is more of an enhancement and an assembly hall than an expansion.

They have also provided information for run offs both from the building and the roof. There is a proposed new sanitary septic system and they have already done all perk and soil tests to do what is needed for state requirements. There will also be the installation of a sprinkler system that would be fed by its own 20,000 gallon water tank. The tank would be underneath the building footprint. This tank would also be available for use if needed for other camp facilities with a dry hydrant being installed. The facility would have

running water when being hooked up to an already existing well on the property. This already 3" line would provide more than the access needed to service them with water.

Mr. Newcomb asked if there was already an existing septic system they could hook up to and Mr. Webb told him there is not a septic system there now, they would be building a completely new one.

Mrs. Billington asked Mr. Webb to orient everyone as to where the facility would be on their plan. He said you enter off the Town road and the facility is way to the west end of their property. The new facility would not be able to be seen from the road or when you come onto the Camp property. The main way to get to the Camp is off from Rt. 114 onto Cole's Hill Road.

Mr. Nesbitt asked what the dimensions of the existing building are and Mr. Webb told him approximately 1200 square feet. There is an arts and crafts building there now, this would be torn down, a newer building moved to that location and then the new facility being built. The building being torn down is 35'x40'. There are no bathroom facilities there now and no classrooms. Mrs. Harding asked about the increase of traffic to the camp with this addition. Mr. LaBosser told her that most of the vehicles are already there. They use golf carts and high visibility vehicles to get from one place to the other on the grounds. The speed limits on the camp roads do not exceed 35mph. There is a parking lot outside the camp gate and people are asked to park there and sign in.

Mrs. Harding asked if the new building would only be used when camp was in session. Mr. LaBosser said they do have some weekend retreats when camp is not in session. They have a teen weekend retreat, a ladies weekend retreat and a gentlemen's weekend retreat, these they have done every year for many years. At the end of the summer, they also have a family camp week, where campers and their families are invited to come and stay. They have a music concert that parents are invited to come to and this is also a summer event. The seating capacity of the proposed facility is 300. The assembly hall's main purpose is for the summer, but there are events on some weekends. They would also use the facility for worship services. Mrs. Billington said the way the uses are worded means that the camp would be using the facility for more than just the summer camp. Mr. LaBosser said they have things going on, but they mean it's happening, or most of it, when camp is in session. He said he wasn't sure if the facility would be open for more than the Salvation Army Camp uses. He said there would not be any stand alone events like concerts or other events.

Mr. Neil Tame, a resident of Cole Hill Road, was the next one to speak. He said that he and his wife moved here 16 years ago. They love Standish and the quiet that it offers. He said that Debbie Boxer covered some of the same things he would ask about. He feels the Salvation Army camp is a wonderful neighbor. He wonders if the noise from the new facility would have an impact. He said he lived in Oxford and the speedway noise was a huge problem. He would also like them to say what they mean by occasional special events. What does that mean? How much traffic will there be? Cole Hill road to him is a paved camp road. He wonders what will happen if there would be 100 cars coming and going from an activity from the camp? Will the facility have their windows closed when they have events to combat the extra noise? He wishes good luck with the project and has no other comments.

Mr. Nesbitt said Mr. Benson had received an e-mail from a Mr. Gravink. He said his property is closest to the applicant and he wonders what will happen if this is allowed? He wondered if they will have concerts and what impact will it have? Will there be more traffic? Will the road be rebuilt? Will there be more noise and if so, how much?

Mrs. Billington said that this is a very well done application, but feels that with all of the questions raised, that a site walk is needed. Mr. Newbegin made a motion to do a site walk, seconded by Mr. Nesbitt. All in favor. The site walk will be on Monday, April 29th @ 6:00 pm, with a workshop directly following. The applicant said they would like to start construction after the summer camp is closed, in September. The Board would like to have the proposed building staked out and also the septic system. This was agreeable with everyone.

There was a ten minute recess.

Amendment to the Standish Town Code, Chapter 181, Land Use Ordinance,

Standish Corner District

This amendment is intended to add the permitted use of medical clinics, which was left out of the previous ordinance by mistake. This was introduced to the Council on March 12th, 2013. There were no questions or comments.

Mr. Nesbitt said there will be an ordinance committee meeting on April 19th, 2013.

Meeting adjourned at 9:00pm.