

Planning Board Meeting Minutes 05-06-2013

Standish Planning Board Meeting Minutes May 06, 2013

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

The first item of business was the approval of the April 01, 2013 meeting minutes. Mr. Nesbitt made a motion to approve them, seconded by Mrs. Harding. All in favor, with one abstaining.

The second item on the agenda was the site plan application for **Northern New England Division-Salvation Army/360 Barker Road, Map 17, Lot 2**. Mr. Dick Webb from SMRT, was present to represent the applicant, as well as three representatives of the Salvation Army. A site walk was held on April 29, 2013 and the Planning Board felt, after asking many questions, that a workshop following the site walk was not needed. He thanked the Board for their questions and comments on this plan. He said that there are really no changes to the plan after the workshop and discussion last week. He went over the project briefly, so if there were any questions that any of the Board members might have, he could answer them at this time. He reiterated that this is not expanding the program, just putting in a new facility that everyone can gather in at the same time. The new structure will be blended in to the property, with a fully sprinklered facility and a new septic system. Mr. Nesbitt asked Mr. Benson if the parking table needs to be put on the plan. Mr. Benson said the table would have to be added if the Board approves the application. Mr. Benson also said he had received two e-mails from abutters and asked if the Board had seen them. The Board had all read them and was okay with them. Mrs. Billington said that any fears she had previously about this project were now gone. She felt that the project was very well done and would be a great addition to their property. Mr. Benson said that with the schedule of their events for the camp 2013 year, that they passed out at the site walk, is almost identical to the camp program from 2012. There were no other comments and Mr. Libby asked if the Board wanted to find the application complete at this time. Mrs. Billington made the motion to approve seconded by Mrs. Harding. All in favor. The application is approved with the following Standards 181-73, Conditions of Approval :

- The provision 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. **Mrs. Billington made a motion that Standard A has been met with the added condition that a parking table would be added to the final plan. This was seconded by Mr. Nesbitt. All in favor.**
- 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. **Mrs. Billington made a motion seconded by Mrs. Harding that Standard B has been met. All in favor.**
- The provisions of on-site landscaping and screening do provide adequate protection to neighboring properties from detrimental features of the development. **Mr. Nesbitt made a motion seconded by Mrs. Billington that Standard C has been met. All in favor.**
- The site plan adequately provides for the soil and drainage problems that the development will create. **Mrs. Billington made a motion seconded by Mrs. Harding that Standard D has been met. All in favor.**
- 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 will such lighting damage the value and diminish the usability of adjacent properties with the condition added that all lighting must be concealed source. **Mrs. Billington made a motion seconded by Mrs. Harding that Standard E has been met. All in favor.**

- The applicant has provided reasonable evidence of his financial capabilities to complete the development as planned and approved. **Mr. Nesbitt made a motion seconded by Mrs. Billington that Standard F has been met. All in favor.**
- The proposed development will not create undue fire safety hazards by not providing adequate access to the site or the buildings for emergency vehicles or by failure to meet other fire safety ordinances or laws. The Fire Dept. shall file a written report with the Planning Board prior to the hearing. A fire report was given to the Board. **Mrs. Billington made a motion seconded by Mrs. Harding that Standard G has been met. All in favor.**
- The proposed development has made adequate provisions for sewage disposal. **Mrs. Billington made a motion seconded by Mrs. Harding that Standard H has been met. All in favor.**
- 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. **Mrs. Billington made a motion seconded by Mrs. Harding that Standard I has been met. All in favor.**
- The proposed development has made adequate provision for water supply, including an adequate supply of water for fire-protection purposes. There will be a sprinkler system throughout the entire building and also a 20,000gallon under ground holding tank for water. **Mrs. Billington made a motion seconded by Mr. Nesbitt that Standard J has been met. All in favor.**
- No plan shall be approved by the Planning Board as long as the applicant is in default on a previously approved plan. **Mrs. Billington made a motion seconded by Mr. Nesbitt that Standard K has been met. All in favor.**
- Standard L is not applicable.

All standards are met and approval was given for the project.

Mr. Webb will be in touch with Mr. Benson when he has everything finalized.

Mr. Benson mentioned that there will be an Ordinance Committee Meeting on May 21, 2013 at 7:00pm. There will be discussion about the Sebago Lake Village plan. Anyone that would like to come is invited to do so.

Meeting adjourned @ 7:20pm.