

Planning Board Meeting Minutes 04-07-2014

Standish Planning Board

April 07, 2014

Meeting Minutes

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

The first item on the agenda was the approval of the meeting minutes from March 03, 2014 and from the March 10, 2014 continued meeting. Mr. Nesbitt made a motion seconded by Mr. Ordway to approve both sets of minutes. All in favor.

Approval of Finding of Fact :

- **Living Stone Community Church, Map 5/ Lot 16-40 Site Plan Application**

Mr. Nesbitt made a motion seconded by Mrs. Harding to waive the reading. All in favor. Mrs. Billington made a motion to approve the finding of fact, seconded by Mr. Nesbitt. All in favor.

- **Hunt Real Estate Ser., Inc., 120 Ossipee Trail, Map 10, Lots 70,70B Site Plan Application for Family Dollar Store**

Mr. Nesbitt made a motion seconded by Mrs. Harding to waive the reading. All in favor. Mr. Ordway made a motion to approve the finding of fact, seconded by Mrs. Billington. All in favor.

Old Business:

- **Tina Richardson, 61 Smooth ledge, Map 43, Lot 85 Shoreland Zoning Application**

Peter Biegel from Land Design Solutions was present to represent the applicant. A site walk was done just before the meeting tonight. Jason Vafiades, the engineer on the project, was present also. Peter gave a brief overview of the proposed project showing the deck to be removed and where the high water mark is, along with the hundred year flood plain. He showed the abutters property on both sides and stated that the trees on both sides belong to the abutters, not to Ms. Richardson. The new structure has been pulled back to the 25 foot mark.

There were no questions from the Board and Mr. Libby said he felt they had met what needed to be done and also stated the plan was well done. Mr. Biegel said he had talked with the CEO about the storm water drainage plan and also the re-vegetation plan. He said he was also in contact with DEP for their approval as well and the permits they needed to get from them as well. He said they will tell him what to do with the shore line as far as beefing up the rip-rap, etc.

Mr. Nesbitt made a motion seconded by Mrs. Harding to find the application complete. All in favor.

The suggested conditions of approval are as follows :

- Per standards found in 237-12 C (1) b the Planning Board approval of this site plan is limited to structure setbacks to the maximum practical

extent. Existing structure, with scaled setback from apparent normal high water line of 2' ft, to be demolished and a replacement structure with proposed structure scaled setback of 25' ft. built on a new foundation.

- The following plans and calculations must be submitted by the applicant and approved by the Code Enforcement Officer before permits are issued:
 - Structure expansion calculations per §~237-12 C. (1) (a), reconstruction
 - Maximum percent impervious lot coverage not to exceed existing per standards found in §~237-15 B.(4),
 - Stormwater design to reduce runoff and encourage infiltration per standards found in §~237-15 J.(1),
 - Erosion & sediment control plan per standards found in §~237-15 Q.
 - Clearing and a re-vegetation plan (include plantings on the lake side of the property) *per §~237-15 P. (2) (a)*
- Per standards found in §~237-15 B (3) , the applicant's proposed new structure may be within the FEMA delineated 100-year flood plain and will, at minimum, need an (Elevation Certificate) to prove to the Code Enforcement Officer that the lowest floor is at least 1 ft above the 100-year flood elevation. The site plan shows a proposed building footprint. The lowest floor elevation or openings of this building, including basement floor must be more than one foot above the FEMA 100 year flood elevation.
- This approval and any permits issued under this approval shall lapse and become void unless the start of construction or operation as defined in 237-16. Administration. F "Expiration of permit." A permit of the Zoning Ordinance begins within one year from the date of this approval. The Planning Board may extend this permit upon a showing of hardship, provided that the written request for extension is made before the expiration of the one year period.
- Plans approved by the Town for expansions under this Subsection B must be filed in the registry of deeds of the county in which the property is located within 90 days of approval.(The CEO of the Town)
- The approval is dependent on and limited to the plan and proposals submitted by the applicant either orally or in writing. Any variation from the plans or proposals is subject to review and approval from the Planning Board, in writing, except for minor changes which the Code Enforcement Officer may approve.

Mr. Nesbitt made a motion seconded by Mrs. Harding to approve the application. All in favor.

New Business

- **Proposed by law change-Art.V-Conduct of Meetings,Workshops**

And Executive Sessions(Section 7)

The changes being made are being done as "housekeeping". The biggest change is the by law that states whether a Planning Board member can abstain from a vote or not. Mr. Benson said it also pertains to the way the Town Council votes and also so everyone can be in line with the other as far as conducting business. Mr. Libby made a motion to accept the changes seconded by Mr. Ordway. All in favor.

Presentation :

- **Saco River Corridor Commission : Low Impact Development Storm water Management Standards**

Lemarr Clannon from Maine NEMO gave a presentation on information related directly to the Saco River, which runs through 20 towns in Maine. She gave this presentation a year ago and received a grant to do presentations to Towns.

She spoke about when it rains and there is run off from the land, pollution is created. The rain run off runs across the landscape picking up everything that that was left behind, ie: motor oil, garbage, etc. She said when this happens it eventually runs into a river somewhere. She explained about pollution and what makes it, everybody contributes and everyone needs to try and make it better.

She explained about natural landscapes and how rain absorbs into the landscapes. She said that large amounts of water hurt the urban landscapes and they have pollutants and bacteria. She said temperature is a pollutant. Nutrients such as nitrogen from fertilizer and other nutrients are pollutants also.

She went on to speak about ponds and lakes and how different pollutants have affected them as far as fish, plants and other aquatic life. She said that some lakes and ponds have become so polluted that they no longer exist. Road salt is a huge pollutant and does not go away. It builds up in the ground water and comes out in the Spring and Summer. Mercury is a very hard pollutant to get rid of and very serious in our lakes and streams in Maine.

Sediment is a pollutant, but cannot be seen. It is stuck to the dirt that runs into our water sources. When development happens, she said erosion occurs and so does run off. That run off is what is going into our streams and rivers. As the number of houses increases, so does our pollution, especially homes built on the water. She said that the acreage of home lots is becoming less and less, and that has a huge impact on water.

Waters on the flood plains move through bushes and grass and then the sediment is left behind, which is a positive impact. If the sediments are dropped down into the stream, any type of life is then covered with the sediment and smothered. This sediment includes many types of concentrations of many things.

She went on to speak about the Saco River and the impact it has on many towns and communities. There are many businesses that depend on the river, especially in the Summer months. She said people do not realize just how important the river is and how it's affected by what they do. Raking leaves, dumping things into the river: those are all causing pollution and damaging the river.

She spoke about parking lots and their run offs into our rivers and streams, from exhaust and other things. She is hoping that when parking lots are put in, they will be made to soak up water and not have so much run off. This is done with gardens and vegetation plantings. Also, porous pavements are being used to absorb some of the water run off and send it to sand and gravel underneath.

She spoke about roof water and how it is the cleanest water of all run offs. It comes off the roof and onto the grass and hopefully soaks in. If done right, it is clean and almost makes a fountain if the run off is done correctly. Planter boxes (bottomless) are used for absorbing water also. Rain gardens are another water absorber that is very effective. They are used in commercial areas and also people's homes. They can be very expensive, but are a great filter for ground water. Landscaping cleans the water and also improves the property values. These clean the dirtiest of water.

A study was done at UNH and a water garden was set up. As the years go by, the amount of the chemicals in the water is less and less as the garden filters the water and holds the pollutants. They also tested porous asphalt and they were very surprised how much of the pollutants were absorbed.

She went on with many different scenarios and information pertaining to run off and how the river is affected. She also presented a slide show and other facts of interest.

Meeting adjourned at 8:30pm.