

Standish Town Hall

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Planning Board Meeting Minutes 05/07/2012

Town of Standish
Planning Board Meeting
May 07, 2012

Chairman Steve Nesbitt called the meeting to order at 7:02 p.m. Present were Carol Billington, Diana Allen, Alta Harding and Brian Libby. Staff present was Bud Benson, Town Planner and Jackie Dyer, Secretary to the Planning Board.

Mr. Nesbitt asked for a motion to approve the April 02, 2012 meeting minutes. A motion was made by Mr. Libby and seconded by Mrs. Harding. All in favor.

Old Business :

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

Mark Floor was present to represent himself. He is asking for an amendment to reduce the age limit from 62 to 55 for his housing units. He said that he had petitioned the Town a year and a half ago and thought he was all set until Mr. Benson had called him a couple of months ago. Mrs. Billington made a motion to allow this change and it was seconded by Mr. Libby. All in favor. The amended plans were signed by the Board and Mr. Floor will take those to the Cumberland County Reg. of Deeds.

New Business :

Nittany, LLC (DBA Subway)/58 Ossipee Trail East- Map 10, Lot 63 A-Site Plan Amendment

Dustin Roma from Sebago Technics was present to represent the applicant, Brian Hazelwood. Mr. Hazelwood was also present. Mr. Roma explained that the proposal was for a parking lot expansion in the back, bringing the total number of parking spaces to 36, with an access aisle in the middle. The sight is already developed and there is mature landscaping with an adequate buffer between them and the two other surrounding businesses. Also there would be some interior and exterior changes and the construction of some handicapped ramps for better access. They are also proposing to extend the sidewalk to Rt.25, providing an access for the proposed Rt.25 sidewalk project. He explained that they would like to construct a filter swale that would allow runoff of water and snow in the rear of the parking lot. This runoff would be filtered through sand and discharged through a pipe. They would be installing exterior lights on poles with mounted bases. A small area of new pavement would be added to the existing parking lot to enable delivery trucks to take a wider turn in the driveway. Mr. Nesbitt asked about the parking lot expansion and would trucks be backing instead of driving in? Mr. Hazelwood said that they use smaller delivery trucks, but bigger trucks do come in at off hours, including early morning. A dumpster unit will be installed, but will be fenced in and landscaped around. Mrs. Harding asked about the pond on the property and Mr. Roma said the pond was already there. DEP has already visited the site and given written approval to Mr. Hazelwood. Mr. Nesbitt asked for any comments from the public, there were none. Mr. Nesbitt also asked if any of the Board felt that they wanted a site walk. Mr. Benson said that there is something being done at the front of the building, but 99% of the work is happening in the rear. Mr. Nesbitt asked about the apartment on the second floor. Mrs. Billington made a motion that the application be found complete, seconded by Mr. Libby. All in favor. The conditions of approval are :

ARTICLE XII, Standards

§ 181-73. Conditions for approval. [Amended 12-9-2003 by Order No. 194-03; 10-10-2006 by Order No. 89-06; 10-10-2006 by Order No. 90-06]

No preliminary or final site plan shall be approved unless, in the judgment of the Planning Board, the applicant has proven that all of the following conditions are found to exist regarding said plan:

- *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. 30 % of the parking shall be shared and 100 % will be shared after business hours ,except for designated spots for dwelling units.*

Mrs. Billington made a motion to amend condition A, as stated above, seconded by Mr. Libby. Those changes will need to be put on the plan. 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 that condition B has been met, seconded by Mr. Libby. All in favor.

There is no new building only parking pavement.

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

Mr. Libby made a motion that condition C has been met, seconded by Mrs. Allen. All in favor.

- *The site plan adequately provides for the soil and drainage problems that the development will create. (The proposed soil and drainage need to be corrected on plan.)*

Mrs. Billington made a motion that condition D has been met, seconded by Mr. Libby. All in favor.

The proposed sand filter pond will treat the runoff from the new parking lot surface.

- *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.*

Mr. Libby made a motion that condition E has been met, seconded by Mrs. Allen. Mrs. Billington made a motion to make an amendment that lighting will be concealed, seconded by Mr. Nesbitt. All in favor.

New lighting is shown on the plan. With suggested condition of approval "B" below this standard should be met.

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

Mr. Libby made a motion that condition F has been met, seconded by Mrs. Allen. All in favor.

- *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.*

Mrs. Billington made a motion that condition G has been met, seconded by Mr. Libby. All in favor.

See fire Department report. This area is served by public water and fire hydrants.

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

Mrs. Billington made a motion that condition H has been met, seconded by Mrs. Harding. All in favor.

The existing system seems to be functioning adequately.

I. 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. Mr. Libby made a motion that condition I has been met, seconded by Mrs. Harding. All in favor.

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

Mr. Libby made a motion that condition J has been met, seconded by Mrs. Harding. All in favor.

This area is served by public water and fire hydrants.

- *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 that condition K has been met, seconded by Mrs. Harding. All in favor.

NA

L. 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.

Not in the Village center District. NA

M. Within the Standish Corner District, the plan must meet all of the following additional standards:

(1) The proposed development complies with the regulating plan and the applicable SCD street frontage type standards within the Standish Corner District.

No new lot or building is proposed.

- The proposed development, both public and/or private buildings and landscaping, contributes to the physical definition of rights-of-way as civic spaces within the Standish Corner District.

Mr. Libby made a motion that condition #2 has been met, seconded by Mrs. Allen. All in favor.

The applicant is showing a sidewalk leading to the front door.

(3) The proposed development adequately accommodates automobiles, while respecting the pedestrian and spatial form of public areas within the Standish Corner District.

Mrs. Allen made a motion that condition #3 has been met, seconded by Mrs. Harding. All in favor

The applicant is showing a sidewalk leading to the front door and will be sharing a portion of the parking lot.

(4) If the lot to be developed shall be divided from a greater parcel, access to the parcel, or the "Pioneer Lot" (See conceptual Connectivity Master Plan in §~181-7.1.), shall be from an allowable SCD street frontage type perpendicular to the existing SCD street or arterial. Existing curb cuts are allowed to be continued to be used by existing uses. For new use(s) where the closure of the curb cut is triggered by the conditions of approval, standards contained within Chapter 252 (Streets and Sidewalks) or by Planning Board supplemental review, the perpendicular SCD street shall be built to the minimum block length and other SCD street frontage type standards and serve both as access to the parking area for the development as well as for parking for the development. The applicant shall build the perpendicular SCD street to the required standards and provide for maintenance of the same until such time that the road is accepted by the Town as a street.

NA

(5) Provisions shall be made for phased construction such as conduit extensions and stubs. This information shall be located and noted on the approved site plan recorded in the Cumberland County Registry of Deeds.

NA

(6) Underground utilities.

(a) On new frontage type SCD streets, utilities shall be buried.

(b) All developments shall be served by public water.

(c) Except for existing Town Center SCD street frontage type, the requirements for buried utilities and the provision for a project to be served by water can be waived by the Planning Board if the applicant can demonstrate all of the following:

[1] The project is more than 2,000 feet in road distance from an existing public water line; and

[2] Subsurface conditions, such as ledge, make the extension of waterlines or buried utilities cost prohibitive.

(d) When a waiver for requirements of buried utilities is granted by the Planning Board, the following additional standards shall be met:

[1] All newly created lots shall be greater than 60,000 square feet each in area and contain a minimum of 175 feet of frontage; and

[2] The aboveground utilities shall be placed behind buildings facing the SCD street minimizing visual impacts and interference with SCD streetscapes.

(e) Provisions shall be made for phased construction such as conduit extensions and stubs. This information will be located and noted on an approved site plan and recorded in the Cumberland County Registry of Deeds.

No new lot or building is proposed.

§~252-26. Purpose. Amended 12-11-2007 by Order No. 128-07]

The purpose of this article is to promote public safety by controlling the traffic generated by closely spaced curb cuts resulting from strip development, from access to major roads from local roads, from the placement of intersections at unsafe locations on primary roads and to provide for a pedestrian-friendly sidewalk plan.

§~252-27. Development of roadway and sidewalk plans. [Amended 11-13-2007 by Order No. 101-07; 12-11-2007 by Order No. 128-07]

The Town Council or its assigns may develop roadway and sidewalk plans, including but not limited to the location of future Town rights-of-way and the location of future curb cuts for vehicular access to/from primary roads, including but not limited to Routes 25, 113, 114 and 35. The Planning Board and applicants for zoning, site plan and subdivision approvals shall consider any applicable roadway and sidewalk plans in the design and layout of projects. Applicants shall design projects in such a manner as not to impair the Town's ability to implement any applicable roadway and sidewalk plans in the future. The Route 25/35 Corridor Study prepared by Gorrill-Palmer Consulting Engineers, Inc. dated July 9, 2007, was recommended by the Roadway Planning Committee and adopted by the Town Council as the Town's roadway plan for Standish Village by Town Council Order No. 101-07. The sidewalk plan is set forth in Attachment 6 to Chapter 252 and was adopted by the Town Council as the Town's sidewalk plan by Town Council Order No. 128-07. The sidewalk construction standards are set forth in Attachments 2 through 5 of Chapter 252

Standish Collision Center/57 Northeast Road- Map 10, Lot 60- Site Plan Amendment

Phil Pomerleau, President of Standish Coll.Center was there to represent himself. He feels that they have outgrown the existing building and needs more room to expand and perhaps add more jobs. He is proposing to add on to the existing building. There were no comments from the public. Mr. Nesbitt would like the Board to do a site walk so they can see what is there and what will be expanded on as it is not clear on the plans submitted. The Board agreed and will do a site walk on Saturday, May 12, 2012 at 9:00 a.m., with a workshop on Monday, May 14th, 2012, followed by a continued meeting at 7:00 p.m.. Mr. Nesbitt asked about a grant being applied for and Mr. Pomerleau explained that the grant is to create jobs with, not build a building. He said without the addition, the grant would be null and void. Mr. Nesbitt asked about the parking spaces inside the building and showing it on the plan. Also, he asked about the display area being pinned to show the parking spaces. Mr. Pomerleau said he still feels that he had to show way too many parking spaces as required by the Town. He feels something needs to be done about this and the Board needs to have some kind of leeway as to how many they can require of someone. The parking spaces are generated by the size of the building, and Mr. Benson said that maybe a new standard needs to be created for an automobile sales lot.

Standish Auto Parts/127 Ossipee Trail West-Map 10, Lot 13 B-Site Plan Application

Mike Whitely from Standish Auto was there to represent himself and explain his proposal for a new building. He explained that he wants to have a much bigger building and display area for auto part sales and bigger warehouse in the back of the building. There were no comments from the public. Additional parking spaces would be added to the front and to the side of the building. Mr. Nesbitt asked the Board to do a site walk so they could see how the building fits into the lot. Mr. Benson had inserted a Google map so that the Board could get a general idea of where the building will be going. The Board will do a site walk on Saturday, May 12, 2012 at 9:30 a.m. and then a workshop on Monday, May 14, 2012 followed by a continued meeting.

Mr. Nesbitt said there are some announcements. Mrs. Billington said there will be a public forum about the Sebago Lake Village master plan on May 16, 2012, 7:00 p.m. and would like to invite the public to this. Mr. Nesbitt said there is an ordinance committee meeting on May 15th at 7:00 p.m. in the Watchic Lake Room. He said there are still vacancies for the Planning Board and if anyone is interested, please contact Mary Chapman for more information. Mrs. Harding asked how many votes needed for a write-in candidate and the answer is 25. Mrs. Allen announced about the Standish Summer Spectacular, you can call the Rec. Dept. for further information and can also visit the website. She also told about a benefit yard sale to be held in Steep Falls at the Village Park Gazebo on May 12 starting at 9:00 a.m. A motion to continue this meeting on May 14, 2012 was made by Mr. Libby and seconded by Mrs. Harding. All were in favor.