

Standish Town Hall

175 Northeast Road [Rte 35], Standish, ME 04084

ph: (207) 642-3461

fx: (207) 642-5181

Planning Board Meeting Minutes 10-06-2014

Standish Planning Board Meeting Minutes October 06, 2014

The meeting was called to order by Chairman Brian Libby at 7:00pm. Present were Alberta Byrnes, Lester Ordway, Alta Harding, Carol Billington, Mike Willette, Bud Benson, Town Planner and Jackie Dyer, secretary to the Planning Board. Absent was Cindy Beckwith.

The first item on the agenda was the approval of the meeting minutes from September 08, 2014. Mrs. Harding made a motion seconded by Mr. Ordway to approve the minutes. All in favor.

Approval of Finding of Fact :

- Bryan LeClerc, 36 Ossipee Trail West, Map 34, Lot 13 - Site Plan Amendment
- U.S. Cellular (KJK Wireless), 175 Northeast Rd., Map 52A, Lot 10, Site Plan Amendment (Addition of 3 antennas and 6 cables)
- D.D. Cummings, LLC, 239 Ossipee Trail West, Map 10, Lot 11C, Site Plan Application (Waiver for requirement to provide water to property)

A motion was made by Mrs. Billington to waive the reading of the Finding of Fact, seconded by Mrs. Harding. All in favor. A motion was made by Mr. Ordway to approve the Finding of Fact, seconded by Mrs. Harding. All in favor.

Old Business :

- Thompson Development, P. O. Box 240, Map 6 Lot 21-Subdivision Amendment- Josie's Brook (Lindsay Drive) Cape Road

Jamie Thompson was present to represent himself. He wondered what the Town Attorney had said about this and Mr. Benson told him that he had not heard from them. We received information from his attorney and this was forwarded to the Town Attorney. A motion was made by Mrs. Harding and seconded by Mr. Ordway to table this item to the November 03, 2014 meeting. Mrs. Billington said she will not vote on this application as she and Mr. Thompson have a business relationship. All in favor, with Mrs. Billington abstaining from the vote.

- Baptiste Lakehouse Trust, 34 Watchic Road 21, Map 30, Lot 2, Shoreland Zoning Application

Norman Wright was present to represent the applicant. Mr. Ordway made a motion that the application was complete, seconded by Mrs. Byrnes. All in favor.

Mrs. Harding said she is not happy with the project and will not vote in favor of it. She said she feels that she needs to do the job for the people that elected her. She said that a huge mistake has been made in not having a workshop for this application and she is not for it at all. She said this camp lies 7 feet from the water and she says she has huge issues with drilling down to place sauna tubes, lift the camp up and leave it where it is.

She said there is no reason why the camp can't be moved back and the trees cut. She said she feels 7 feet from the water is way to close. She also said that this project is not any different from any other shoreland zoning project they have done and she is not happy with the whole thing. She feels the Board needs to use the same parameters for all applications. She said she will be very disappointed with the Planning Board if they vote in favor of the project.

Mrs. Billington said they have all talked about this and she feels they all don't feel the way Mrs. Harding does. She said she feels that taking the trees down would be more disruptive than placing the sauna tubes. She also said that they have talked about alternative ways to take care of the storm water running off the roof and everything done costs money to do, no matter what. She says sometimes that people see the cost and just end up walking away from the project. She said she also feels that this project would be a huge improvement over what is already there.

Mr. Ordway said that he feels that by cutting the many trees and getting the equipment in needed to move the camp would cause more environmental damage than putting the camp on sauna tubes and leaving it where it is. Mrs. Harding said that she doesn't feel moving the septic tank would be an issue and cutting the trees. She said that we have always made others move to the maximum practical extent and that's the way it should be. She said that the Board needs to do the same for all. She said that it's not easy to move camps back at all, but once the sauna tubes are in the ground, the camp is going to be 7 feet from the water forever.

Mr. Willette said he feels that in moving roots and soil, more damage would be done as far as erosion and pollution to the lake. Mrs. Byrnes said she feels the same way and wonders that if the soil and roots are disturbed, what would that do to the soil. Would it make the soil unstable and move the camp as erosion occurred? Mrs. Harding said she feels that just cutting the trees would not cause any problems with erosion and pollution. She said right now it's on cement blocks and going onto sauna tubes. She said that if someone that knows what do as far as taking trees down, it should not be a big deal.

Mrs. Billington said that usually when the Board says to move a camp, they mean to really move it. Mr. Benson said one of the issues on this site, is a right of way used by an abutting owner. By moving this back even 15 feet, you would be in the right of way or right up to it. Mrs. Billington said these lots are tiny and they are very confined as to what they can do. She said that she is concerned about the run off from the roof and other mitigating circumstances.

Mr. Benson said there is a new plan they have provided with a deck that will go on the front. This is an 8x16 deck. Mr. Libby asked if there are any other comments and wanted to know from the Board if they need to go through the Standards. Mr. Benson said they could, but didn't have to. The Board felt this wasn't necessary.

Mrs. Billington made a motion to approve the application as submitted leaving the camp 7 feet from the waters edge. She said this was with the suggested conditions of approval. The Board voted 6 for and one against in favor of approval.

- **Scott Efron, 30 Binford Road, Map 49, Lot 44, Shoreland Zoning Application**

Don White was present to represent the applicant. He gave a brief description of what the proposed project is. The cottage is approximately 38 feet from the canal. He showed all of the existing structures on the property and explained he would like to take the garage down, with an end result of being 47 feet from the water. He showed a survey of the existing conditions. He would like to build the new garage approximately at a 90 degree angle from the water. Mr. Libby said that on all shoreland zoning applications, the Board always does a site walk. A site walk was scheduled for Saturday, October 18, 2014 at 9:30am. Mr. White will meet them there and have things staked out as asked for by the Board.

- **1 Northeast Road, LLC, 225 Ossipee Trail W, Map 10, Lot 11 Site Plan Application (Waiver for requirement to provide water to property)**

Jim Cummings was present to represent himself. He was here before the Board last month also asking for a waiver on the requirement to provide public water to another property near this one. Mr. Ordway made a motion seconded by Mr. Willette to grant the waiver. All in favor.

- **Cargill Lot Beach & Ice Fishing Access Facility, Site Plan Review**

Andy Morrill from BH2M was present to represent the Town Of Standish and present the proposed site plan for the seasonal Cargill Lot Beach and Ice Fishing Access Facility off from Harmon's Beach Road. He showed the proposed plans: parking, bathrooms, 8 picnic tables and BBQ sites provided, the path to the beach, etc. He said the Town is looking to purchase 4 different parcels and also lease land from the Portland Water District.

He said the sandbar area is located off from the Harmon's Beach Road. They are trying to keep the alignment of the road the same because of the impact of more traffic. At the entrance to the beach parking lot, there would be a gate and this would be monitored by someone at all times when the facility is open in the summer. The entrance into the facility up to the gate will be paved and the rest will be a 25' wide gravel road, built to Town standard.

The parking lot would be big enough to have 100 parking spaces. There will be a shelter for the employee working there, as well as a changing station, spaces for 2 buses to park. They are hoping that all facility amenities have a view of the lake. The beach access will be an eight foot wide gravel path with some wooden walkways. These have all been designed to meet ADA standards. This project will have to get permits from the DEP. He said he wants input from the residents and the Board.

He said they have worked very hard on the storm water regulations and they have come up with a system. The usage of two ditches and then run off into a wooded buffer. He said the parking lot will have to be rotated so as to make the set back requirements; this shift would be around 18 feet. He will have this on the plan next time when he comes to the Board.

Wayne Newbegin spoke and said he is in favor of the beach and this is something they have been working on for about 7 years. He is the Chairman for the Ad-hoc Beach Committee. He said he feels the residents of Standish deserve a beach.

Leslie McConnell, owner of Harvester Island which is off from the proposed beach, spoke. Her family has owned the island for over 85 years. She has come to a lot of the beach committee

meetings and the site walks. She said there was a similar project about 21 years ago and was voted down by the voters. She read the following letter:

She said that before they started cleaning up the beach, it was absolutely awful. She said that the Sebago Boating club has been very instrumental in helping with the beach. She said the area of the beach changes from one time to the other with very low water and then very high at times. Right now the water is very low and the site walk she said will not show what the beach is really like. The residents are hopeful that the Board will be very careful and take every thing into consideration, especially where the residents are concerned.

Donna Shaw, an abutter, spoke next. She said that she has been attending the meetings as well. She said they have concerns about the water quality. They are concerned about 4 portable toilets for approximately 400 people. They have owned their property for 40 years and they see people using the back side of the sandbar as a toilet alot of the time. She said the water at the present is very low and the sand bar beach is a very narrow strip.

Donna also spoke about the Sebago Boaters Club and how they are responsible for keeping the beach clean and keeping the noise level down. She feels it's because of them as to why the water quality is so good at the present time.

Steve Nesbitt spoke and he said he is a member of the beach committee. He said they take all concerns seriously. They too are very concerned about water quality and pollution, which he said will be monitored very closely and tested on a regular basis. He said there will be a place for swimmers and also for boaters coming into the facility.

Joel Campbell from the Sebago Boaters Club spoke and said they hope they can continue to work closely with the Town and have a good relationship. He said they have worked hard to keep the beach clean and free of debris and feel they have done a good job of it.

There were no other comments and Mr. Libby read the following letters sent to Mr. Benson :

Randall and Pamela Springer
4 Meadow Lane Harmons Beach Rd.

There were no other comments. A site walk was scheduled on October 18, 2014 at 10:30am. Mr. Morrill said he would be there to represent the Town and answer any questions that he can. He said that members of the public are certainly welcome and he hopes some of the beach committee will be there as well.

Mr. Libby asked if there was any other business. The Ordinance Committee will meet on October

21st.

Mr. Ordway made a motion to adjourn, seconded by Mrs. Byrnes. Meeting adjourned at 7:55pm.