

Planning Board Meeting Minutes 09-17-2012 Continuance Meeting

**Standish Planning Board
Meeting Minutes
September 17, 2012
Continuance from Sept.10, 2012 Meeting**

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

This meeting is a continuance from the September 10, 2012 meeting on the application of **Norma Peters/17 Bonny Eagle Pond Road, Map 22, Lot 25-Shoreland Zoning Application**. Susan Duchaine from Design Dwellings was present to represent the applicant. A site walk was done before the meeting tonight. The applicant is proposing to build a new garage in place of an existing one. Mr. Nesbitt asked if the Board had any other plan that would go with the approval tonight. Mr. Benson said the plan the Board has is dated July 26, 2012 and that is still the only one submitted. Mr. Libby said there are several modifications that have been added to the plan. The CEO will verify all of the cubic feet and any other measurements. Mr. Benson said that the Board can have the applicant submit all the calculations, but typically those are handled by the Code Enforcement Officer. Mr. Libby said the Boards charge is basically the setbacks from the water. There are many conditions listed that are not applicable to this application. The property is served by its own well and septic system. The proposed set back is 73 feet from the high water line. Mrs. Billington said that she is torn on this application. She is concerned that the two garages that are close together are a fire hazard and it would make it difficult to get fire equipment in there if needed and Mrs. Peters would have a blocked view from the street and her property, which is a safety issue. She would like to see the garage moved just a foot on the foundation and Mrs. Duchaine said Mrs. Peters is not opposed to this. She would still be able to see with this change. Mrs. Billington made a motion that the application be found complete with the added condition that the garage be moved one foot from the existing location and leaving everything else as is. This motion was seconded by Mr. Smith.

Conditions of Approval:

- 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 70' ft, to be demolished and a new structure with proposed structure setback of 73' ft. is to be built on a new foundation moved one ft further from the sideline.
- The following plans and calculations must be submitted by the applicant and approved by the Code Enforcement Officer before permits are issued:
 - Structure expansion 30% maximum both floor area and volume calculations per §~237-12 C. (1) (a) ,
 - Maximum 20% percent impervious lot coverage per standards found in §~237-15 B. (4),
 - Storm water 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)
- 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.
- 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. Libby asked for further discussion. Mr. Nesbitt asked Mrs. Duchaine if there was any plan for water run off like drip edge, crushed rock or something. She said they hadn't planned to do anything, as there is nothing there now. Mr. Benson said that this is something that the Code Enforcement Officer will determine if necessary. Mr. Benson said that the existing building looks like it has some kind of crushed stone or infiltration system there. Mrs. Billington said she is happy about condition D and if deemed necessary, the CEO would take care of it. Mr. Nesbitt said the property is very flat with no slope towards the water and if water did come from the roof, it would sink into the ground and create no run off.

Mr. Libby asked if all were in favor of approval with an added condition of approval of the building being moved one foot further. All in favor. Mrs. Duchaine said that she was very happy with the decision and wanted to thank the Board for everything they had done for Mrs. Peters.

The meeting was adjourned at 7:12pm