

Planning Board Meeting Minutes 09-16-2013 Continued Meeting

Standish Planning Board
Meeting Minutes
Continued Meeting
September 16, 2013

The continued meeting was called to order by Vice Chairman Steve Nesbitt at 7:20pm. Present were Lester Ordway, Alta Harding, Betty Perry, Carol Billington, Bud Benson, Town Planner and Jackie Dyer, Secretary to the Planning Board. Absent were Alberta Byrnes and Brian Libby.

Jolene and Ray Whittemore, 43-45 Ward's Cove, Map 50, Lots 14, 15 Shoreland Zoning Application

Josh from Caleb Johnson Architects was present to represent the applicants along with Michael Chestnut. Mr. Nesbitt stated that a workshop was done prior to the meeting and they had gone over items requested by the Board at the previous meeting. Included in those were a plan stamped by an engineer for the new retaining wall and a landscaping plan. Discussed also was how water would run off from the roof into a dry basin area. Mrs. Harding made a motion to find the application complete and this was seconded by Mr. Ordway. All in favor. A motion was made by Mr. Nesbitt to approve the application with the following 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 structures, with scaled deck setback from apparent normal high water line of 7 ft for the 1st building and 2nd building's deck has a 4 ft overhang of the water, to be demolished and a new structure with proposed structure deck setback of 5' 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 30% maximum both floor area and volume calculations per §~237-12 C. (1) (a) ,
 - ~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), .Roof needs to be guttered and runoff directed to a dry basin or dry well.
 - ~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 with particular attention given to stabilization of the existing shoreline retaining wall, revegetation behind this wall and removal of concrete associated with existing dock) per §~237-15 P. (2) (a)
- Per standards found in §~237-15 ~B (3) , the applicant's proposed new structure appears to 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.
- 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.

The motion to approve was seconded by Mr. Ordway. All in favor.

Jeff & Elizabeth Christo , 305 Smith Mill Road, Map 42, Lot 18 Shoreland Zoning Application

Joe Williams was present to represent the applicants. Mr. Nesbitt said they had a site walk last Saturday and things looked to be in order. Changes needed on the plan have been made. Mr. Ordway made a motion seconded by Mrs. Harding to find the application complete. All in favor.

A motion to approve the application was made by Mr. Ordway and seconded by Mrs. Billington. All in favor. The application is approved with the following conditions of approval:

1. 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 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), .Roof needs to be guttered and runoff directed to a dry basin or dry well.
- ~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 with particular attention given to stabilization of the existing shoreline retaining wall, revegetation

- Per standards found in §~237-15 ~B (3) , the applicant's proposed new structure appears to 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.
- 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.

Michael Gorham,129 Spear Road, Map 6, Lot 8 Site Plan Application

A sitewalk was done last Saturday. Mr. Nesbitt said the site plan was very well marked out and everything seems to be in order. All of Mr. Gorham's neighbors have given him approval. Mrs. Billington made a motion seconded by Mrs. Perry to approve the application. This is an application to be a tradesman with the following terms :

§~181-35.4~ Tradesman.~ [Amended 11-12-2003 by Order No. 114-03]

Any occupation or profession which is accessory to a residential use and is customarily carried on in a building or other structure accessory to a dwelling unit and carried on by a member of the family residing in the dwelling unit that meets and maintains the following conditions:~

A.~ The occupation or profession shall be carried on principally within the accessory building.~

B.~ Not more than two people outside the family shall be employed in the occupation or profession.~ (Mr. Gorham will be the only employee)

C.~ There shall be no exterior display, no exterior storage of materials and no other exterior indication of the occupation or profession or variation of the residential character of the principal building other than a sign as authorized herein.~

D.~ Any sign must meet standards contained in this Part I; provided, further, that the total sign area does not exceed eight square feet.~(There will be no signs)

E.~ No nuisance, offensive noise, vibration, smoke, dust, odors, heat, glare or electrical disturbance shall be generated.~

F.~ The proposed profession or occupation will not alter the existing character of the surrounding zoning division or district to the extent that it could become a detriment or potential nuisance to said zoning division or district.

1. 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.

All in favor for approval.

Mr. Nesbitt said there is an Ordinance Committee meeting on September 17 to continue with the discussions of the Sebago Lake Village project.

Meeting adjourned at 7:46pm.