

Planning Board Meeting Minutes 11-10-2014 Continued Meeting

Standish Planning Board Continued Meeting Minutes November 10, 2014

Chairman Brian Libby called this meeting to order at 7:02pm. This meeting is being continued from November 03, 2014. Present were Alberta Byrnes, Lester Ordway, Alta Harding, Carol Billington, Cindy Beckwith, Bud Benson, Town Planner and Jackie Dyer, secretary to the Planning Board. Absent was Mike Willette.

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

A site walk was done on November 08, 2014. Don White was present to represent the applicant. He was unable to produce any new plans as they were not ready from the architect. With going to the proposed plan, there would be an encroachment into the side set back. Mr. Ordway said he went and looked the property over. Mr. Libby said the garage at present is going to be removed. Mr. Libby feels that without a print, they are between a rock and a hard place. Both Mr. Ordway and Mrs. Billington said they are okay with what is now being proposed. Mr. Benson said it is very similar at what was previously proposed.

A new garage will be built and it will be smaller with a one door entrance (16' wide) from the front. The encroachment into the set back would now be around 16-17 feet. Mr. Ordway said he feels that is not really a big change from the original plan. Mr. White said it's not much different. He said the plan changes now because the garage is not so wide. Mrs. Billington said that if the new measurements and dimensions are to be put on the plan, it would make things much easier.

Mrs. Billington asked where the encroachment would be at the worst place and Mr. Libby said it would be around 5 ½ feet. Mr. Libby said they need the measurements and dimensions. Mr. Benson said they can approve the application, subject to the final plan being delivered before the next meeting. The new set back would be around 42 feet from the high water mark. With the removal of the garage, this would be back further from the water.

Mr. Libby said they would need an erosion and sediment control plan, along with the drip edge being used.

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 and proposed structure have the same footprint and will be rebuilt in the same location, with approximate setback from apparent normal high water line of 42 ft. The additional structure scaled setback of 42ft. to be built on a new concrete foundation between garage and existing home.

2. The following plans and calculations must be submitted by the applicant and approved by the Code Enforcement Officer before permits are issued:

- a. Structure expansion is permitted per § 237-12 C. (1) (a), reconstruction. The garage would be 22 feet wide with a single center door and into the side set back 5 ½ feet.
- b. Maximum percent impervious lot coverage not to exceed existing per standards found in § 237-15 B.(4),
- c. Stormwater design to reduce runoff and encourage infiltration per standards found in § 237-15 J.(1),
- d. Erosion & sediment control plan per standards found in § 237-15 Q.
- e. Clearing and a re-vegetation plan (include plantings on the lake side of the property) per § 237-15 P. (2) (a)

3. 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.

4. 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.

5. 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.

Mrs. Billington made a motion to approve, subject to the conditions read. Seconded by Mr. Ordway. All in favor.

Meeting was adjourned at 7:17pm.