

## Planning Board Meeting Minutes 08-03-2015

### Standish Planning Board

#### Meeting Minutes

August 03, 2015

The meeting was called to order by Co-chairman Brian Libby at 7:00pm. Present were Cindy Beckwith, Alta Harding, Adam Higgins, Mike Willette, Bud Benson, Town Planner and Jackie Dyer, Secretary to the Planning Board. Absent was Carol Billington.

The first item on the agenda was the approval of the July 06, 2015 meeting minutes. Mrs. Beckwith made a motion seconded by Mr. Higgins to accept the minutes as written. All in favor.

#### Approval of Finding of Fact:

- Cargill Lot Beach and Ice Fishing Access Facility, Final Site Plan Approval with minor changes from the DEP

Mrs. Harding made a motion to waive the reading, with a note that there was a change from the DEP. She also made a motion to approve the Finding of Fact, seconded by Mrs. Beckwith. All in favor.

#### Old Business:

- Maietta Gravel Pit, Richville Road, Map 16, Lots 11,12 – 5 year gravel pit renewal

Mr. Benson said that he had been notified by the applicants agent, Shawn Frank, that they would like this tabled to the September 14, 2015 meeting as they were not ready to proceed at the moment because of lack of information needed. Mrs. Harding made a motion seconded by Mrs. Beckwith to table this item to the September meeting. All in favor.

- Pompeo Gravel Pit, Fort Hill Road, Map 14, Lot 54-1- 5 year gravel pit renewal

John Pompeo was present to represent himself. Mr. Libby said a site walk was held last month and he didn't think there were any issues with the pit. Mrs. Harding asked about the capped monitoring well and why were those caps locked. Mr. Benson said it is because kids would go down and open the caps, throwing sticks and such into them. He said the reason for the monitoring wells is so they can look at the seasonal high water mark and make sure it's at least five feet below the gravel pit floor. He said on one end the water table is very deep and on the other end, towards the Steven and Jay pit, there is actually a wetland along the property. He said there is always a constant water table there. Mr. Benson said that they have not received the reports from the wells and the water monitoring table info as well.

Mr. Pompeo said in the original report, there is a village line and there was never an issue and never has been. He said they have not crossed that line and it will be years until they do. He said when they do, they will have more monitoring wells put it. He doesn't feel there are any issues at this point. He said the wells that are there are drilled wells because of the distance they had to go. He said the wells are roughly 60-70 feet and are dry.

There were no further questions from the Board or the public. Mrs. Harding made a motion seconded by Mrs. Beckwith to find the application complete. All in favor. Mr. Higgins made a motion seconded by Mrs. Harding that the application should be approved with the Conditions of Approval as stated in Mr. Benson's memo. Mrs. Harding asked about condition #5 about the wells and Mr. Pompeo said the wells have been in for years. Mr. Benson said this is being done in phases and when Mr. Pompeo goes in to phase 2, he will need more monitoring wells. Mrs. Harding asked about him moving towards the other pit and he says he has no plans at this point, and his pit is a lot higher than the other one. He said every year he is inspected and there haven't been any issues with water or anything.

There were no other comments or concerns. All in favor of approval.

#### New Business:

- S.B.Holdings, Inc. Oak Hill Road, Map 9 Lot 5- Subdivision Sketch Plan

Brian Leavitt was present to represent the applicant. He gave a brief over view of what he is trying to do. He is trying to buy a house lot on this property (11 acres) to build a single family home for himself. He said he knows he is here because of a shore land zoning issue within this property. Some of this property was recently sold to Small Woodlot Owners of Maine, represented by Dale Rines. Mr. Benson explained that this property already has been split twice. This lot was over 40 acres, so after the last split, anything after that triggers a subdivision. He said a portion of the big piece was in the Watchic Lake water shed. Mr. Benson said that 289 acres were sold to the Small Woodlot Owners of Maine was the second split. He said that one lot can be created every 5 years without triggering subdivision.

Mr. Leavitt is trying to buy a total of 11 acres. They have kept the road frontage so they can split the lots at some point. S.B. Holdings owns most of the lots there except for what is on either side of them, which is privately owned. Mr. Benson said the major issue with this split triggering the subdivision is that an internal road would have to be created and that is what Mr. Leavitt is trying to avoid. Mr. Benson said there are other issues: a fire tank or some type of fire suppression system, an additional fee for Oak Hill Road and curb cuts. Also there might be an additional fee for creating a subdivision. If the internal road is waived by the Board, that might eliminate some of that. Mrs. Beckwith asked Mr. Leavitt if he was planning on dividing his potential 11 acre property and he said no, he just wanted to build one single family home there for himself. Mrs. Harding asked about the parcel and where exactly he wants to put the house on the lot.

Mr. Leavitt showed her on the plan where it would go. He said he wants to maintain as much privacy as possible. Mr. Benson said there is a stream that runs down through the lot, Josie's Brook. Mr. Benson said there are some iron pins shown on the plan, but those actually represent a different lot than the one Mr. Leavitt is here about. Mr. Libby said the issue he sees, as the lot is 769 feet deep, and putting in another road would be taking building space away.

Mrs. Harding asked about the easement across the property. Mr. Leavitt said that is the way onto the property for the owner and that would enable them to access the property and do maintenance, if needed. He said he wanted to take to them about moving the easement to the property line and not having it go directly through the center. Mrs. Beckwith asked if there was already a curb cut there and Mr. Leavitt said no. He said Roger Mosley was out there with him today and looking where the driveway would go. He said Roger told him that he didn't see any problem. Mr. Benson said that they are hoping to move the easement to the more north easterly point on the property. He said there is a hill involved and where would be the better place for the driveway, so there is more site distance. Mr. Benson said that there could be two curb cuts, if the easement is moved, there could be one curb cut and a shared driveway for the owner of the back lot.

Mr. Benson said he felt a workshop would be in order. A neighbor, Mr. Colello said he has lived there for a long time. He is concerned about his privacy. He said if the easement is moved to the driveway, he will lose a lot of his privacy that he has had for the past seventeen years. He said his driveway comes by the rock wall and he would lose this privacy if the easement is moved. Mr. Shaw from Oak Hill Road spoke also. He said he wondered about a potential subdivision, but now he understands this is just the sale of a private lot. Mr. Colello said there is a stream that comes across his driveway. Mr. Libby said those are things that are always addressed anytime they have an application like this before them.

Mr. Leavitt said he wants to put everyone's mind at ease. He is moving here from Gorham so he can be closer to his business, he wants as much privacy as anyone else and he is looking to just building one home. He doesn't intend to harvest any trees, as they have been done before. He said he would like to move the easement, but will maintain a buffer the whole length of the driveway. He showed where he wants to build the home and have privacy for himself and his family.

A workshop was scheduled for Monday night, August 10, 2015 at 7:00pm. Mr. Benson said this wouldn't be an approval, just discussing some things for a future application. He felt, as did some of the Board, that a site walk was not needed before this workshop. Mrs. Harding said she feels that a site walk might be beneficial, but Mr. Libby said that they would have a site walk later and he felt that some issues needed to be talked out at the workshop now. Mr. Benson said this workshop would be to give Mr. Leavitt as much feedback as possible before he comes back with a full application.

- Butler Castings, 234 NE Road, Map 10, Lot 48 Site plan review-change in use

Walter Butler was present to represent himself. He said his intention right now is to add tenants to the building from various businesses. He said that he was proposing to add a medical clinic and a restaurant for the clinic to service the clients coming there. He said some things are not manufacturing related and that is why he is here today and requesting a change of use. He said this is in the industrial zone and un-related.

Mr. Libby said it's good to see this building in use again where it sat without anything for a long time. Mr. Benson said that there are a number of new uses Mr. Butler would like to do and keep the manufacturing in the back. He said there is one

tenant that Mr. Butler would like to get in fairly quickly and thinks it might be for some time in October. He said there is a time crunch. Mr. Butler has done the plans for the building showing where the different new businesses would be, on both sides of the hallway. Mr. Butler said one tenant would have access from the front and all others would enter from the side. There were no comments from the public. Mrs. Beckwith asked what is coming in there and Mr. Butler told her it would be for brain and spinal cord injuries. They would come for therapy and treatment during the day only. There are other offices possibly coming in, but nothing confirmed yet. The restaurant would be like a coffee shop and they could sell to the public coming there with the patients. Mr. Benson said this would not be a drive through. Mrs. Harding asked about this use and the next application, Mr. Benson said they are separate. She said she is not opposed right now to making a motion to accept the change of use and approve this application. She said she is glad they are up and going and she said the plans are well thought out and good. She said she feels the building looks great and she sees no reason to hold up a business that wants to come to Standish.

Mr. Libby agreed and said he sees no use for a site walk. Mrs. Harding made a motion to find the application complete, seconded by Mr. Higgins. All in favor. Mrs. Harding made a motion seconded by Mr. Higgins that all standards are met and to approve the application. Mr. Benson said they are really supposed to go through the standards. He said they can go by the memo and Mr. Libby said that he felt they didn't need to go through them one by one. All in favor, application approved.

- Butler Castings, 234 NE Road, Map 10, Lot 48 Sketch Plan Subdivision

Walter Butler was present to represent himself. Also present was Steve Blake from BH2M, standing in for Andy Morrell who is on vacation. He said this is on the same parcel but the proposal to subdivide 4 industrial lots on Moody Road with an extension of the public water main and a road access for two of the lots. The other two lots would access from the Moody Road, with a potential of three curb cuts.

Mrs. Harding said she felt a site walk was necessary and then a workshop if needed. Mr. Libby asked about the right of way they have on the plan and Mr. Blake said that services lots 2 and 3. Mr. Libby said that subdivisions trigger an internal road and that is something he feels needs to be discussed. Mr. Benson said that in this subdivision there was some discussion about sharing the curb cuts with the road for the potential soccer fields. He felt a site walk and then work shop are needed. A site walk was scheduled for Monday, August 10, 2015 at 6:30 and returning to Town Hall for a workshop at 7:00pm. This item would be second on the workshop agenda.

- Acres of Wildlife, Peg. Trail, Map 11, Lots 1-4, Site Plan Review

Steve Blake from BH2M was present to represent the applicant. He is standing in for Andy Morrell, who is on vacation. He showed the plan for the entire camp ground. He said there are a total of 293 campsites between Baldwin and Standish, with 174 being in Standish. He said they were previously approved for 200 camp sites and the total this plan would entail would be 221, a difference of 47. He said there would be some development of access roads, but that would mostly entail the Town of Baldwin.

Mr. Libby asked for questions from the Board. Mrs. Harding said she has a lot of questions, but will save them for the site walk and also a workshop. She said her biggest concern was the septic system. Mr. Blake said there are several sub-surface waste sites, but wasn't sure how they worked. Mr. Benson said that Al Frick is working on the plan for the septic's. Mr. Benson said there are other things needed to be shown on the plan as far as wetlands, etc. Mr. Benson said there is a section within Shoreland Zoning.

Mr. Libby said a site walk is definitely in order. A site walk was scheduled for Tuesday, August 18, 2015 for 6:30pm, followed by a workshop.

Mr. Libby said there is an ordinance committee meeting coming up. Mr. Benson said that a legal training might be something offered with the Town Attorney. He said he would try and get that lined up. Mr. Libby asked about rather the Board should schedule two meetings a month instead of one, especially if the applications are quite involved. He said a lot of towns in the area meet twice a month, so this is something to think about. Mrs. Harding said we have an opening on the Board and if anyone is interested in joining, please come to Town Hall.

A motion was made to adjourn by Mrs. Beckwith seconded by Mrs. Harding. All in favor. Meeting was adjourned at 8:06pm.

