

EDGECOMB PLANNING BOARD  
MINUTES, OCTOBER 15, 2007  
SITE WALK OF PROPOSED ASSISTED LIVING FACILITY

Present: David Boucher, Chairman Katharine Braid, Bruce Cameron, Barry Hathorne and Alternates Jarryl Larson and April Lawrence. Also present were Town Planner Byron Johnson, Steve Normand (Engineer), Skip and Helen White (abutters) and five others. Anne Peaslee was absent.

Katharine Braid introduced board members and Steve Normand and encouraged all present to repeat questions at Thursday's meeting since the tape and notes may be incomplete today due to the absence of our true secretary. Appeal possibilities are only good if the recorded happenings are clear to all. Braid also noted that Steve Normand would be making this walk somewhat abbreviated due to the death of his sister yesterday and the fact that he has to drive 24 hours to Alabama immediately following the walk.

We proceeded east along a wide, level gravel road. Skip White asked if this was to be the fire road/secondary access. Bruce Cameron asked if it would be paved. Normand said Roger Bintliff was interested only in maintaining it as a utility road, and it would be gravel, not paved. A later comment was that the road is wider than usual and that someone should re-mark the width for accuracy based on recorded ROW.

Just beyond a dirt mound on our right, we came to a hidden path that ended up 30 or so feet west of actual blue and orange survey tapes that marked the centerline of the proposed driveway into the assisted living facility ("ALF") from the workforce housing ("WFH") lot. We followed the tapes in a more southerly direction from the fire road, going slightly higher in elevation. Skip White pointed out the ledge and slope and asked what the required amount of grade on road was, and whether blasting, filling and cutting would be taking place. Normand replied that the maximum allowed is 12% and they were staying at 10% or less.

Normand pointed out that we had walked up the centerline. He paused to take out maps and pointed out our present position on the survey map, close to the parking lot edge of the proposed ALF. Skip White pointed out a red X on a tree representing the northeast boundary corner wedge of this property closest to the White's property (at this point many noted they could see his roofline). Normand pointed out the highest point (elevation) of the project.

Stopping atop the hill, Normand showed our location on a map entitled "grading, drainage and erosion control plan". Skip White asked about drainage. Cameron commented he could not understand it in the plans he reviewed. Normand said there are proposed drainage systems everywhere including under the parking lot. Braid mentioned that the Planning Board has involved the Lincoln County Soil Conservation group who, Normand confirmed, was working with their soils engineers. Skip White asked how drainage would be contained if the entire top were going to be cleared – how would erosion be controlled – how much would be cleared if drainage controls would mean clearing trees to contain it? Normand assured him that not much would be cleared looking south towards Eddy Rd (down river). Cameron asked for and was told he would get numbers in relation to area cleared, etc. Skip White asked if there was a

planting plan and whether it was available. Normand said there was an available plan, but added that there is ledge and a 20-foot buffer, which was being left untouched. He said some of the trees were 60 to 80 feet tall, so the trees that remain would provide a buffer. Braid asked if the area of drainage control was much like that over a septic system, i.e., grass and flowers could be planted but not trees. Normand said that was correct and that folks across the cove would see only rooflines above the tree lines (aka Route 27, writer's home). Skip White asked if Normand would be taking much land away for a basement. Normand said just some to have a "garden" level, probably taking off 15 feet. There is a 41-foot setback from White's property. Skip White said it was looking like an average low grade of 29.11. Normand explained the relativity of the face of the building to the river. Skip White mentioned the low grade sat 29 feet above his property (more later).

Skip White asked how long construction was anticipated to take. Normand said they would probably use a panelization method (built off site and brought in). He assumed it would begin in some way in 90 days; he is hoping for approval in December and would start 90 days of site work and be ready for construction thereafter -- a year plus easily. Helen White inquired about exterior color and material, re: visual quality. Normand said it had not been decided, probably New England colonial colors like gray and white. The plans show the building in blue because rendering is clearest in blue. Braid mentioned that final plans usually have that information and often samples are provided.

Braid brought up lighting and the fact that this is an ALF so there would need to be enough for security and safety. Normand said the State regulates light pollution. He added that lighting would be minimal, you would not be able to see the bulbs and there would be ground lighting for walkways. Cameron said it would be the same as the WFH lighting, to which Braid agreed, although, she said, there were new performance standards added to the ordinance since the WFH was approved. Normand told Helen White that no living area windows would be facing their home. In response to Skip White's question, Normand said there would be lighting in the stairwell facing their home and toward the parking lot. Skip White pointed out the leveling that would occur at the corner of this lot and inquired whether it would end up level with his home, to which Normand assured him the ground we were presently standing on would be just five feet deeper (we moved westerly towards the back of the White's property at this point). [Public started expressing to me their displeasure and that we don't need this ALF here to which writer made no comment or expression].

Skip White said that he had walked the St. Andrew's ALF and noticed the kitchen exhaust fans were very noisy. Normand said he had not gotten that far into the plans but would make a distinct note of that and mentioned that the Sea Dog restaurant in Topsham solved that problem by venting exhaust underground. Skip White asked that Normand give some thought also to the laundry and refuse removal, reminding him about the 24-hour nature of the ALF. Normand said the peaked roofline of the facility would provide options regarding such issues in terms of sight, sound and scent from mechanical units as well as ease of servicing. Air conditioning will only be in common areas and individual apartments will need wall units if requested.

Skip White offered for all to go through his property (west onto Eddy Road) rather than traverse down the steep hill back to the parking lot, to which all agreed. While walking, Skip White pointed out tons of pink flags along the back line of his property (implying confusing lines). Once in his back yard, Skip White showed us how close our walk was

(writer paced out about 60 feet from where the height discussion was held) to his home. Skip White had put long flags in a tree at the elevated point mentioned re the edge of the parking lot/buildings to represent the visual impact on his lot.

Braid said all meetings going forward regarding the ALF would be public. Byron Johnson ("BJ"), town planner, asked for the fire road to be re-surveyed as mentioned previously, as the grade had changed due to construction. Normand asked for a two-foot waiver of grade so the entire property would not have to be mapped out to such detail. Notices and letters regarding this have been sent to Johnson at the town hall. Braid advised Normand that he probably would not get approval as early as Thursday's meeting but he should anticipate many and detailed questions. She confirmed it was a joint (subdivision and ALF proposal) 6:30 public hearing and meeting. The only other applicant had been told to come later, at 8 p.m. Braid asked that markers be left in place as Johnson would be bringing Anne Peaslee, who was unable to be present, to view the site

Skip White asked about the traffic studies. Braid said that a traffic study had been done for the ALF; she was not clear as to the combination of State/Bintliff/WFH/ALF plans. Normand said they have been combined. Johnson said the state does not get concerned until it sees 100 trips per location and we are looking at about 40 individually. The State does not combine the locations into one number. Someone said they should at least combine the ALF and the WFH numbers since they are using the same exit/entry point.

At 10:35, Braid adjourned the meeting in the parking lot.

(These minutes are a combination of April Lawrence's draft and the tape of the site walk with a bit of editing by me -- jl)