

EDGECOMB PLANNING BOARD
MINUTES, OCTOBER 18, 2007

1. Call to Order

The chairman called the regular meeting of the Planning Board to order at 8:05 p.m.

2. Roll Call

All members and alternates were present.

3. Review and approval of the minutes of October 1, 2007

Bruce Cameron moved, Barry Hathorne seconded, to approve the minutes of October 1, 2007. Vote 5-0. There were no clarifications.

4. Edgcomb Development, LLC - preliminary review of proposed subdivision, Map U-5 and U-6, Parcels 4.1, 4.2 and 6, and

Joe Bettley - preliminary site plan review for congregate care/assisted living project (Parcel 2 of proposed subdivision)

Katharine Braid said the applications were not complete; there were a number of outstanding matters, one being evidence of an agreement with the Town on the sewer. Byron Johnson had given the applicant a list of items that were not shown on the survey. Requests for waivers on plotting all trees and on contours had been received from the applicant.

Byron Johnson said the USGS contours are inaccurate, and the shoreline has not been shown on the plan. Ron Williams said that two-foot contours for the area of development and 50 feet beyond as required for Parcel 2 had been shown; however contours for the entire site of 18 acres, which is necessary to meet the requirements of the subdivision ordinance, had not been done, and a waiver was requested. Katharine Braid said, rather than granting a blanket exemption, she would prefer that the applicant return with contour information dealing with the issues of concern raised by the public. This information can be given to Byron Johnson who will advise the Board. She added that it is necessary to have sufficient contour information so that the Board can get appropriate engineering third-party advice on concerns of the public, and that would include geographical areas mentioned and those where water flows naturally. David Boucher moved, Barry Hathorne seconded, to deny the waiver request regarding contours as presented. Vote 5-0. David Boucher noted that the ordinance requires two-foot contours but may permit five-foot contours if there is little impact on existing drainage and no underground utility systems are to be constructed.

With regard to the applicant's request to waive the requirement that all trees over 10" be indicated on the plan, Byron Johnson said he had discussed with the applicant the possibility of showing large trees near the graded areas as there might be the possibility of reconfiguring the parking areas to save some trees. He said there was no point in plotting the trees that would be removed for construction of the building. Similar to the decision made on contours, Katharine Braid said that granting the comprehensive waiver request would not give the Board the information it needs about concerns on erosion, buffer, view, etc. Ron Williams said an amended waiver request would be submitted in November. Bruce Cameron moved, David

Boucher seconded, that the waiver request with respect to plotting of the trees be denied. Vote 5-0.

David Boucher said he would like to know what trees exist between the White's property and the 20-foot buffer line and recommended that trees 4" to 6" or greater in this area be mapped. Barry Hathorne recommended trees greater than 2" be mapped.

Additionally, Byron Johnson said that the road standards call for a 20-foot road with four-foot shoulders on either side. He said there should be 24 feet between asphalt berms. He also recommended pedestrian continuity between the site of the assisted living facility and the rest of the complex at the ADA standards of 7½% slope with handrails. Although the applicant had agreed to grade the road where the utility easement exists, Johnson advised paving the strip as gravel is a major source of silt and is an impervious surface. An analysis of fire flow is also required.

5. Kenneth Schuler - Application for building permit for pier, runway and float, Map R-6, Lot 50

Lauren Stockwell, representing Mr. Schuler, presented plans for an 85' x 5' pile-supported pier, 40' x 3.5' runway and a 10' x 20' float at 661 River Road. She said that Mr. Schuler had DEP and Army Corps of Engineers approval. In response to a question on the width, she said the pier would be five feet wide for handicapped access if necessary. The float will be stored on the property in winter. The Board found that the proposal:

1. Will maintain safe and healthful conditions;
2. Will not result in water pollution, erosion or sedimentation to surface waters;
3. Will adequately provide for the disposal of all wastewater;
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
6. Will protect archaeological and historic resources as designated in the comprehensive plan;
7. Will avoid problems associated with flood plain development and use; and
8. Is in conformance with the provisions of Section 1.9, Land Use Standards.

Bruce Cameron moved, Barry Hathorne seconded, to accept the findings of fact for the application. Vote 5-0. Barry Hathorne moved, Anne Peaslee seconded, to approve the application. Vote 5-0.

6. Announcements and correspondence

The Planning Board received a copy of a Field Determination Form from the DEP Bureau of Land and Water Quality with respect to a retaining wall on property owned by Kent Hallowell on Eddy Road.

Draft amendments to an agency rule-making proposal had been received from the DEP regarding activities in existing specific developed areas where various bird habitats are located. The chairman asked Byron Johnson to look at the draft and advise if there is any specific concern that the town should address. Comments are due by November 12, 2007.

7. Other Business

The chairman read into the record Bob Zak's letter requesting a hydrology study be made before a Planning Board vote is taken on the Davis Island proposals. Barry Hathorne said he would like to have the base information. Katharine Braid said the matter would be referred to Steve Roberge.

8. Adjournment

Bruce Cameron moved, Barry Hathorne seconded, to adjourn the meeting at 9:12 p.m. Vote 5-0.