

EDGECOMB PLANNING BOARD
MINUTES, OCTOBER 18, 2007

PUBLIC HEARING

Katharine Braid, Chairman, called the public hearing to order at 6:30 p.m. Board members present were David Boucher, Katharine Braid, Bruce Cameron, Barry Hathorne, and Anne Peaslee. Alternates Jarryl Larson and April Lawrence were also present.

1. Edgecomb Development, LLC - Preliminary review of proposed subdivision, Davis Island, Map U-5 and U-6, Parcels 4.1, 4.2 and 6, division into two parcels (in addition to previous parcel 4.3)

2. Joe Bettey - Preliminary Site Plan Review, proposed congregate care/assisted living project, (Parcel 2 of proposed subdivision), Davis Island

Katharine Braid announced that the public hearings on both applications would be held together. Ron Williams, Normand Associates, explained the subdivision of the original parcel owned by Roger Bintliff. Lot 1 containing 14± acres is the workforce housing parcel, Lot 2, 5.7 acres, will be the assisted living facility property and Lot 3, 18.4 acres, is the remainder of the parcel. Regardless of the TIF boundaries, Ron Williams said that any contiguous property owned by one person and divided fell under the State subdivision regulations. In response to Bob Zak's question on ownership of Lot 2, Ron Williams said that the applicant has a tentative agreement with Roger Bintliff contingent upon Planning Board approval.

David Boucher asked the reason for the oddly shaped parcel at the top of the hill. Ron Williams said that it was necessary to maintain the road frontage for parcel 3, the building was situated on the usable part of the lot and it fit the town ordinance to have frontage on Eddy Road. In response to Bruce Cameron's question, Byron Johnson said that almost all the lot and the structure would be in the TIF district.

Peter Biegel, Site Design Consultants, in response to Ruth Sasala's question about access to Lot 2, said that access would be through the workforce housing drive from Route 1. He said the MDOT had seen no red flags in a brief look at the application, and it is being processed. The workforce housing has a right-of-way over the utility easement and a right-of-way will also be granted to the purchaser of Lot 2. Regarding the easement for the power line, Peter Biegel said that the surveyor will check on it, but he thinks it has been abandoned.

Fifty-four units are planned for the assisted living facility together with 54 parking spaces, which is average for similar facilities. There is room for an additional 22 potential spaces on site. Katharine Braid said that although the Land Use Ordinance contains provisions for a congregate care facility, there is no parking space requirement given. The applicant had been asked to research parking requirements for this type of facility in other towns and, ultimately, the Planning Board will determine how many spaces are necessary.

In response to Bob Zak's question, Ron Williams said that there would be a mix of ages and levels of care required. When extra services are required, they can be added to the resident's plan. A person will be moved from the facility when bedridden and needing equipment not available at the facility. The units consist of a bedroom, bathroom, living area and kitchenette. Three meals a day will be available in the dining room; snacks, toast, etc. will be available all day. Some residents will have cars and the facility will provide transportation to shops,

appointments, etc. On average 30% of the rooms are occupied by couples. The facility will be for residents of retirement age, 55 and older; it will not be an apartment house for young people. Skip White asked whether the full kitchen would be staffed 24 hours a day and where the exhaust fans would be. Ron Williams said that staff would not be cooking 24 hours a day and the location of exhaust fans would be worked out later.

Ted Sasala asked where the marketing plan was. He said that unlike St. Andrews, Cod Cove and other facilities, there is no ambulance planned at this facility, no pizza shop nearby and he asked how the facility could be financially viable. Ron Williams said he and Peter Biegel had not worked on a marketing plan. Katharine Braid said there was no requirement in the ordinance for a marketing plan; in theory, they would not spend the money on this project unless they had done market research. Mr. Bettey, at a previous meeting, had given statistics on the vacancy rate at comparable facilities, which was very low. Asked by Mrs. White whether animals would be allowed, Ron Williams said he did not know what provisions had been made, although other facilities did allow small animals. Nort Fowler asked about the level of medical services. Ron Williams said there would not be an ambulance, but there would be nurses on staff and equipment, which nurses could operate. Katharine Braid said State regulations govern the ratio of staff to residents during the day and evening hours.

Asked whether having emergency services (ambulance, fire, and hazmat) provided by the town would be revenue neutral, Ron Williams said that the building would have sprinklers and there would be no need for hazmat mitigation. Bob Zak said that tax money paid to the Town by the facility would go into the TIF and could only be used for infrastructure. Katharine Braid reminded the audience that the Board could consider only what was required by the ordinance.

Stott Carleton said that many people in town were unhappy with the proposal as being uncharacteristic of Edgecomb and not maintaining the rural nature of the town. He said he was not opposed to the project, but he had a problem with the location on the high point of the island. Bobbie Carleton expressed concern about the grade of the site and the difficulty that residents would have walking from the parking lot to the building. She also had concerns about the highly erodible soil on the site and the effect the removal of trees would have on wells in the area. Peter Biegel explained the proposed grade on the drive, which was 10% and less than the ordinance maximum allowed; the walk up to the entrance is a 2% slope, which meets ADA requirements. Other areas of the parcel will have a 3 to 1 slope as recommended by the DEP. Steeper slopes will have reinforced matting to hold the soil. The applicant will review the erosion control and stormwater plans with the DEP on October 25. Katharine Braid said that the plans would be referred to a third party engineer for review. Bobbie Carleton asked how many feet would be blasted off the hill. Peter Biegel said that the floor would be 13 feet below the high point; six feet will be added to level off the site for the parking area.

In response to Skip White's question on runoff, Peter Biegel said that 20% of the site would be impervious, and he described the drainage system, which consists of two underground chambers to capture the runoff where the water will be treated and stored. He said there would be no greater rate of drainage than now exists. In addition, pre- and post-development plans showing watersheds are required by the DEP. Asked by Bobbie Carleton if he would guarantee that the wells in the area would not be affected when the drainage was changed, Peter Biegel said he would pass the request on to the owner. There was further discussion on drainage and runoff, and the chairman recommended that interested parties examine the stormwater documents in the application and bring any specific concerns to the attention of the DEP who has the authority to deal with them.

Skip White read a letter into the record citing reasons that the Board should declare a moratorium on building on Davis Island until a comprehensive development plan can be determined and the related traffic and sewer issues resolved. (Original letter is on file.)

Bob Zak presented a letter to the Board asking that a hydrology study be conducted before a Planning Board vote on the proposal. (Original letter is on file.)

John Johnson read into the record a letter from Woodard and Curran to the Selectmen regarding the assisted living proposed sewer connection. (Original letter is on file.) He said he was investigating the possibility of getting a grant for the pumping station that will be needed, and application will be made when the workforce housing is fully occupied. The average income on Davis Island is too high at present to qualify for the grant, but when the workforce housing population is added in, the median income will be lower. The earliest a pumping station could be installed is 2009; the location is still undecided.

Responding to Katharine Braid's question on the status of the Bettey application for approval of the sewer connection, John Johnson said Bettey had been given preliminary approval by the Selectmen pending review of the final plans. The applicant was asked to return to the Selectmen if plans or the roadways were changed. The plans were changed and the Selectmen were not notified; however, the applicant's engineer had contacted the Selectmen asking for a letter allowing them to connect. The Selectmen had voted to do nothing until determining the future of the sewer system. The Selectmen will meet with Roger Bintliff on November 12 (the actual meeting took place on November 13) on this matter. Johnson said the town does not have funds for a pumping station, and although the TIF money can be used, there probably are not sufficient funds at this time.

Chris Riser asked about the capacity of the cisterns and was told the information was available in the stormwater section of the application. With regard to traffic, Peter Biegel said that studies show that peak hour traffic would be 23 cars. He said the DEP application is on file in Augusta and is open to the public. The public hearing closed at 8:05 p.m.