

06/04/07

Town of Damariscotta
Planning Board Meeting
June 04, 2007
Minutes

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ROLL CALL:

Chairman of the Board, George Parker called the meeting to order at 7:30 p.m. There was a quorum present throughout. Members present were Paul Stevens, Jonathan Eaton, and George Parker. Also present was Town Planner, Anthony Dater.

The audience included:

- Craig Wilson, 525 Main Street, Damariscotta – Applicant – YMCA Expansion, Q & A.

- Calvin H. Dodge, 627 Main Street, Damariscotta – Abutter to DB&T proposed project.
- Marjorie A. Dodge, 627 Main Street, Damariscotta – Abutter to DB&T proposed project.
- Thomas Finn, 37 Keene Woods Road, Damariscotta – Applicant – Damariscotta Bank & Trust (DB&T)
- Ed Theriault, Freeport – Theriault & Landmann Associates
- John R. Hilton, 277 Main Street Damariscotta – Applicant – DB&T
- Chester A. Rice, P O Box 99 Damariscotta – Applicant – DB&T
- Ken Keoughan, 10 Cappelletti Drive Damariscotta – Preliminary Discussion – zoning confirmation
- Scott Conant, 51 Lessner Road Damariscotta – Applicant – DB&T
- Sherwood Olin, Mills Road Newcastle – Press, Lincoln County News
- Neiland Campbell, Newcastle – Codes Enforcement Officer, Town of Damariscotta

1. Minutes

The Board was presented with and reviewed a draft copy of the minutes for the May 07, 2007 meeting. Anthony Dater brought up the issue of a missing last name on the first page. The Board decided some research may be needed to determine who the person was. Becky Bartolotta reviewed the sign in sheet from the May meeting and figured out what the name was. Dater also noted on page 2 that the person who spoke on behalf of Cabell Curran was not John Mann, but was in fact Karl Olsen. Jonathan Eaton made a motion to approve the minutes, with the corrections noted. Paul Stevens seconded the motion. The Board voted 3-0 to approve the May 07, 2007 minutes as corrected. A corrected copy will be submitted for Board signatures at the June meeting.

2. Ken Keoughan, Preliminary discussion – zoning confirmation at 10 Cappelletti Drive, Damariscotta.

Ken Keoughan told the Board that he plans to purchase the Cappelletti's barn and 2 acres only, not the entire property to include the house. He told the Board that there are no plans to subdivide the property, that it will remain basically as is. He stated that he plans to use the space to teach wood turning in the barn. George Parker noted that the issue at hand is that the property was in existence in its current form prior to any land use ordinance, and as a "commercial type" property it is officially non-conforming. Town Codes Enforcement Officer, Neiland Campbell spoke to the Board, stating that as long as it stays as one piece of property it can stay as non-conforming, if the lot were split, then they would need to be in conformance with all ordinances today. CEO Campbell went on to say that the proposed use is very similar in nature to what the current use is, so there should not be an increase in traffic. Dater concurred, stating that the non-conforming use is being continued and it has not been idle for more than 12 months time, but it cannot increase the non-conforming use.

Parker stated that the house and barn share a driveway at this time so that meant some type of right of way would need to be worked out. Mr. Keoughan stated that he did not see any problems with a right of way. Eaton asked about the road frontage. CEO Campbell told him that he needed 150 feet road frontage, but not necessarily on the Bristol Road. Paul Stevens asked what the size of the barn/workshop was. Mr. Keoughan told him it was approximately 1900 sq feet +/- including both floors.

Parker told the Board that this was not actually an issue for the Board to vote on to approve. Mr. Keoughan told the Board he was seeking written confirmation that the commercial use of the barn is grandfathered and not subject to existing residential zoning requirements, and that the grandfathered use will not be terminated by his purchase of the barn & 2 acre lot. Mr. Keoughan also wanted to make sure that his proposed use

will be permitted in that zone. Parker stated that the Board agreed with CEO Campbell's assessment of the project. The Board then requested that CEO Campbell write a letter noting the Board's agreement. Paul Stevens made a motion to authorize CEO Campbell to act on the Town's behalf & write a letter to Mr. Keoughan confirming the continued grandfathered use of the property located at 10 Cappelletti Drive and that the Planning Board agrees with CEO Campbell's decision. Jonathan Eaton seconded the motion. The Board voted 3-0 in favor of the motion as stated.

3. Discussion – Site Review questions – Craig Wilson, Central Lincoln County YMCA.

Craig Wilson, Executive Director of CLC YMCA showed the Board an outline of the expansion plans. He explained to the Board that he was there to get the Board's input and guidance with regards to what the application process will be. He went on to tell the Board that they are tearing out a below code stairway and basically rebuilding what is already there, only better. There would be 2 stairways built at code and an additional exit door. He told the Board that they planned to use the space better than what is currently there. Dater asked if the footprint will be changed. Wilson stated that he is seeking to increase the rebuild by 5 feet; however the exterior of the building is not changing in footprint at this phase.

Parker told Wilson that the project will require Fire Marshall approval. Eaton stated that where the changes are all internal, he felt the Fire Marshall was the only issue. The Board discussed the project further, touching on ADA requirements as well. The Board felt that this phase of the project would not be subject to a site review application. Jonathan Eaton made a motion that the Board agrees that this phase of the project does not require a site review application, but will be subject to Fire Marshall approval. Paul Stevens seconded the motion. The Board voted 3-0 in favor of the motion as stated.

Wilson told the Board that the CLC YMCA is also proposing to build a 3600 sq ft child care facility. He went on to say that this was only in the conceptual stage as they were not sure on location yet. He told the Board that Senior Spectrum would also like to have space at the YMCA, so they are currently discussing a 2200 sq ft addition for that purpose as well. Wilson told the Board he was seeking the Board's guidance on how to proceed and any other issues the Board would see that he's not aware of. He told the Board that he was not sure yet whether these expansions would be attached to the existing structure or stand alone buildings elsewhere on the property. He stated at this point the discussion was about 2 separate wings, one for Senior Spectrum and one for the child care.

The Board immediately expressed concerns regarding the parking issue, stating that there is a parking problem now, so if there is any expansion to the facility, parking will have to be addressed. Wilson agreed, stating that even if the project does not go forward, the parking will need to be expanded. Wilson then asked the Board if there were particular problems that could be avoided by either attaching or not attaching the new facilities he spoke about. Parker stated they may face some issues with attaching to a metal building & snow load. Paul Stevens asked if there was a fire lane all the way around the facility. Wilson stated that it was not currently in the plan. Parker stated that would be a question for the Fire Department. Parker stated that the impervious area may trigger a DEP storm water management plan. There was discussion about where the water currently went. Wilson showed the existing flow and noted the lot lines telling the Board that they were working on getting access on Biscay Road as well. Parker asked if they planned to sprinkle the building, stating that he believed if there were to be 300 people in the building at any one time; it would be required by the Fire Marshall. Wilson asked if that would be the requirement if they were separate buildings. Parker thought maybe not, but would be a good question for the Fire Marshall's Office. Mr. Wilson thanked the Board for their feedback.

4. Preliminary Discussion – Site Review – Damariscotta Bank & Trust Co. – New branch – 619 Main Street.

Tom Finn, President of Damariscotta Bank & Trust Co. (DB&T) told the Board that the Bank has purchased the Don Smith / Emma Stevenson property located at 619 Main Street for the purpose of erecting a new bank branch. He then introduced the architect for the project, Ed Theriault who presented a conceptual drawing & site plans for the Board to review. He explained to the Board that the plan is to have an entrance & an exit come in off Main Street with a right turn lane. He showed the parking areas, noting that room has been left for possible future expansion if necessary. He showed the Board the proposed 3 lanes of drive up traffic which can only exit out onto Back Meadow Road. He then showed an additional entrance off Back Meadow Road as well as the exit for the drive up. Theriault told the Board they were planning a cottage style building, nicely landscaped.

Parker asked Finn what his plans were for the downtown building. Finn told him that DB&T will always have a presence on Main Street, more than likely housing the corporate & administrative offices. Parker asked if they had spoken with DOT yet. Theriault told him that they have not yet, they are in the process of getting a traffic study done and will continue with the process for DOT. Town Planner Tony Dater asked if they had considered low level hedges to soften the view. Theriault stated that they had not gotten far enough into the process to be sure of the exact landscaping plan, but it will be landscaped. Parker asked when the planned to start construction, Theriault told him that they did not have a date yet.

Calvin Dodge, an abutter asked if they planned to bring the Town sewer line up that far. Theriault told him that they were not planning on it, that they were planning to put in a whole new septic system for their project. Dodge noted that the previous owners had problems with the existing system. Paul Stevens asked what type of lighting they had planned. Theriault told him they did not know exactly what they were

going to look like, but they would definitely be shielded fixtures. He went on to tell the Board that they would have all of the unknowns in place when they brought back a formal application. Parker asked Tom Finn if there would be meeting room space available for use by the general public. Finn told him that it was possible, but they had not worked out the details yet.

Paul Stevens brought up the issue of the sharp drop at the end of Back Meadow Road. He asked if they planned to cut it down any. Theriault told him that they had not. Stevens expressed concerns about the extra vehicle activity in that location given its current configuration. Calvin Dodge asked how close they were planning to be to his property lines. Theriault showed the 15' setback line on the site plan. Parker stated that he had questions about site distances etc along that stretch of road. Theriault stated that issue should be addressed during the DOT approval process. There was discussion about possibly moving the exit on Back Meadow Road away from the intersection as a way to make it safer.

Dater asked why the design calls for parking at the front of the building, instead of shielding the vehicles and showcasing the nice building. Theriault told him there were a couple of reasons. The first being expedience, because people will be using the front door. The second reason is that it's better for business. Theriault went on to say that it may become a security issue to have vehicles parking at the rear of the building after hours. Dater asked about the possibility of berming the front to help shield the parking lot from the road. John Hilton, a trustee of the bank talked about economics and how the bank wants the public to see cars parked at the bank so they know that people are doing business with them.

5. Shoreland Zoning – 30% expansion rule – Garren – Pemaquid Pond.

George Parker stated that an application for expansion within the Shoreland zone had been placed before him just now. He stated that it

was an existing building 24 x 32 consisting of a first floor & a loft. It was noted that the septic was designed for a 2 bedroom home. It appeared that there were currently 2 bedrooms in the building now, and the application stated it was to add a master bedroom suite. The Board walked through the plan and found that some calculations do not add up. The Board felt the application had too many questions and that it needed to have a full review, possibly with the applicant present to answer questions. The Board decided to table the application until then. Parker stated that he wanted to take a closer look at it the following day to make sure they weren't missing something.

6. Other Planning Board Business

- Town Planner, Tony Dater told the Board that he reviewed the Shoreland Zone maps and they appear to be in good shape as far addressing some upcoming changes by the State. He asked the Board to review the list for possible changes and or additions and give him some input. The Board went over the list; Dater noted some of the items are already reflected on the map. He told the Board he will submit the updated Shoreland Zoning Ordinance for the Board's review.
- George Parker asked the Board if they wanted to consider changing the time their meetings start to 7pm from 7:30pm. The Board discussed the idea and voted 3-0 in favor of changing the meeting time to 7pm starting with the July 2, 2007 meeting.

Adjournment: The meeting was adjourned at 9:00 PM

Jonathan Eaton made a motion to adjourn. Paul Stevens seconded the motion. The Board voted 3-0 in favor of adjournment.

George Parker, Chairman

Jonathan Eaton

Wilder Hunt

Respectfully Submitted by:

Pande Paul Stevens

Rebecca J. Bartolotta

Fred Sewall

DAMARISCOTTA PLANNING BOARD