

**MINUTES  
PLANNING BOARD  
TOWN OF DAMARISCOTTA  
August 8, 2016  
7:00 PM**

**MEMBERS PRESENT:** Jonathan Eaton, Stephen Cole, Shari Sage, Bruce Garren

**STAFF PRESENT:** Anthony Dater, Town Planner; Stan Waltz, Code Enforcement Officer

**PUBLIC PRESENT:** Marilee Harris, Stepping Stones; Susan McAlister, abutter; William Howlett, Stepping Stones; Bill Hain, Stepping Stones; Mark Hamilton, Stepping Stones; Lucille Andersen, Stepping Stones; Pat Shadis, Neighbor; Gabe Shadis, Neighbor; Jessica Sirois, abutter; Amy Lalime, Neighbor; Paul Sherman, Neighbor; Cindy Sherman, Neighbor; Debra Lucchesi, tenant; Margery Kelley, Neighbor; Gina Hamilton, Wiscasset Newspaper; Maia Zewart, Lincoln County News; John Roberts, Damariscotta Fire Chief; William McNiff, observer; Rebecca Hanna, Consultant; Jonathan Rouilliard, general interest; Sherry Flint, Inn Along the Way.

**CALL TO ORDER:** Chairman Eaton opened the meeting at 7:12 pm.

**A. MINUTES**

06/06/16 Minutes:

On motion Garren / Cole to approve the minutes of the 06/06/16 meeting as written.

**VOTE: 4-0 IN FAVOR**

**B. OLD BUSINESS**

**1. INN-ALONG-THE-WAY – 741 MAIN STREET (ROUTE 1B)- LOT 3/46-C2  
HIGHWAY COMMERCIAL AND RURAL DISTRICTS – PRE-PRELIMINARY SITE PLAN  
AND SUBDIVISION REVIEW OF PROPOSED PLANNED UNIT DEVELOPMENT  
RETIREEE HOUSING CAMPUS.**

Sherry Flint, representative for Inn-Along-The-Way, updated the Board on their progress – Ken Cotton is working on a septic design and they are working with an engineer on a storm water management plan.

Dater told her it would be up to the Board whether they wanted to review the application under both the Subdivision Ordinance and the Site Review, when the time comes.

**2. STEPPING STONES – PLEASANT & HODGDON STREETS – LOTS 7/41 & 41-1 –  
RESIDENTIAL DISTRICT – PRELIMINARY SUBDIVISION AND SITE PLAN  
APPLICATION OF MULTI-UNIT DEVELOPMENT.**

Bill Hain updated the Board on their requirements from last meeting. Letters from Fire Chief, Great Salt Bay Sanitary District, and Road Commissioner were submitted to the Board as well as a written waivers request. Hain noted that a driveway entrance application had been completed & added to the submittals. He showed an updated survey plan with a slight revision to the driveway entrance to allow the fire trucks better access. Hain also pointed out the plan reference #3 refers to the legal deed of Andrews – showing the property was surveyed and is so noted & signed by Rod Craib.

Hain noted receipt of the memo from the Selectman but noted that he has just received it tonight and hasn't had time to review it for impact if any to the project.

21:52

Cole asked what the future plans might be for the garage structure across the street from the main property.

Hain told the Board that he has a memo from Attorney Rob Gregory that indicates a discussion with the Town CEO states it is a building lot but Stepping Stones hasn't discussed any specific use yet.

Dater told Hain that the lot in question was actually not big enough for a dwelling unit.

Eaton read aloud a memo signed & submitted by 6-7 neighborhood residents outlining their request to limit the development of the Blue Haven property to 5 small single unit homes.

Hain had not seen the memo and asked to have a copy. He told the Board that the budget is limited and it is more economical to go up vs. out. He is not opposed to reducing the number of units once they've received approval, and is requesting approval based on the ordinances of the Town, on the 7 units.

Eaton told him that there are still some legal questions on the status of the grandfathering and other than determining the completeness of the application, the Board will not act on the application until those questions are answered by legal counsel.

Audience member asked which ordinance the Board will use to review the application.

Dater stated that the Board will review an application under any ordinances that apply – at this point, it is the Land Use Ordinance and the Site Plan Ordinance – the Board has not determined whether they will also use the Subdivision Ordinance, his recommendation would be to review under Site Plan and Subdivision ordinances parallel.

Audience questions included actual legal water & sewer lines to property, grandfathering status, appeal process, input of neighborhood, and whether the Town followed their own codes in decisions made on this property.

Eaton read a letter from GSBSD aloud stating that there was water & sewer service on the property for 7 units & noting requirements for Stepping Stones to move forward with their project.

Garren stated that no decision has actually been made by the Planning Board – so there is no basis for appeal yet. It may be helpful for the Board to have neighborhood concerns in writing.

Fire Chief John Roberts told the Board that the Fire Dept. is requiring sprinkling of all buildings and that will require an upgrade of the water to the property.

On motion Garren / Cole to process the application review under both the Subdivision Ordinance and the Site Plan Review Ordinance on parallel paths.

**VOTE: 3-0-1 IN FAVOR  
(SAGE)**

More discussion about the site plan / survey presented and whether the Board will require a certified survey that will be recorded at the registry of deeds and the option of the applicant to request a waiver of this requirement. Audience members

requested that the Board require a new certified survey by a new surveyor – because they believe there is information that the current surveyor has but is leaving off the existing plan.

Cole requested the Board move on with the review of the application.

Garren stated that he hasn't heard any credible doubt to suggest that the meets & bounds shown in the survey plan presented at this meeting are inaccurate.

Eaton agreed stating that he was still content with the 1995 survey plan presented.

On motion Cole / Garren to accept the application as complete under the Site Plan Review & Subdivision ordinances.

**VOTE: 3-1 IN FAVOR  
(SAGE)**

On motion Garren / Sage to delay substantive review of the application until the next meeting so that the Board can discuss issues with Town Attorney.

**VOTE: 4-0 IN FAVOR**

**C. NEW BUSINESS**

Dater told the Board that there were 2 technical changes needed on the Flood Plain & Shoreland Zoning Ordinances so they match the changes made at the annual town meeting. Dater suggested the Board hold a public hearing.

On motion Sage / Cole to hold a public hearing at the September Planning Board Meeting to discuss / approve the technical changes noted on the attached draft.

**VOTE: 4-0 IN FAVOR**

**D. OTHER**

**1. QUESTIONS FROM THE PUBLIC TO PLANNING BOARD**

None

**2. PLANNER'S REPORT**

- a. Dater informed the Board that there was a Board of Appeals Hearings coming up this week on Maine-ly Pawn. The owner has submitted to Dater a proposal to reduce the number of arbor vitae planted to be 10' on center instead of 6'. He told the Board that after the hearing the Planning Board may get this officially back.

CEO clarified the storage of the canoes outside during the day – during the day they are on display. The Board felt this was an accurate interpretation.

- b. Dater told the Board that the Town Manager has requested that the Planning Board review the previously approved site plan for NC Hunt, with regard to outside storage, to ensure that they are not exceeding what was approved by the Board. Dater recommended an on-site visit by the Board. The Board briefly reviewed the site plan on file.

Garren felt they could authorize the CEO / Planner go on site instead of trying to get the entire Board on site.

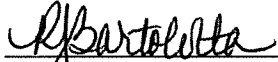
- c. Due to the Labor Day Holiday the Board decided to hold the September Planning Board meeting on Tuesday, September 6, 2016 at the usual time of 7pm.

E. ADJOURNMENT

On motion Garren / Cole to adjourn meeting at 9:00pm

VOTE: 4-0 IN FAVOR

Respectfully submitted by:



Rebecca J. Bartolotta, Deputy Clerk

We, the undersigned, do hereby approve the minutes of the **July 11, 2016** Planning Board meeting:

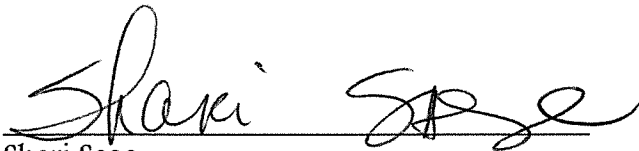


Jonathan Eaton, Chairman

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Wilder Hunt, Vice – Chairman



Stephen Cole



Shari Sage



Bruce Garren

Dated: 10/03/16