

MINUTES  
PLANNING BOARD  
TOWN OF DAMARISCOTTA  
January 9, 2017  
7:00 PM

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

**STAFF PRESENT:** Anthony Dater, Town Planner

**PUBLIC PRESENT:** Rick Burt, Architect for Inn Along the Way (IAW); Sherry Flint, IAW; Tracy Verney, IAW; Chris Williams, Neighbor to Midcoast Friends Meeting; Hans Albee, Revision Energy, Midcoast Friends Meeting; Lissette Griffin, Applicant; Andrew Clark, Assistant to Griffin; Debra Lucchesi, Interested Citizen; Bruce Rockwood, Midcoast Friends Meeting; Susan Rockwood, Midcoast Friends Meeting; Maia Zewert, Lincoln County News.

**CALL TO ORDER:** Chairman Eaton called the meeting to order.

**PUBLIC HEARINGS ON THE FOLLOWING ITEMS:**

1. **INN-ALONG-THE-WAY – 741 MAIN STREET (RT 1B) – LOT 3/46 – C2 HIGHWAY COMMERCIAL AND RURAL DISTRICTS – PRELIMINARY SITE PLAN OF PROPOSED MIXED-USE PLANNED-UNIT DEVELOPMENT RETIREE HOUSING CAMPUS WITH INN, COMMUNITY BUILDING AND MULIT-UNITS.**

There were no public comments or questions on this project.

2. **MID-COAST FRIENDS MEETING – 77 BELVEDERE ROAD – LOT 3/36-3 – RURAL DISTRICT – DISCUSSION WITH REVISION ENERGY ON PROCEDURE FOR POSSIBLE INSTALLATION OF A 192 +/- UNIT COMMUNITY SOLAR FACILITY FOR TEN HOUSEHOLD.**

Hans Albee, from Revision Energy was present representing Mid-Coast Friends Meeting in this project. He explained the specifics of the solar farm – there will be 9 members + the main unit is the max allowed for residential use under PUC rules. The solar farm will take up approximately 2,500 square feet on the 3 acre parcel owned by Mid-Coast Friends Meeting on Belvedere Road.

Albee explained the location related to the road and that it was a fixed array at a 35\* angle. The solar farm is not directly connected to any home, members get electricity credits with CMP based on their percentage of ownership.

A member of the audience asked about glare to vehicles driving on the road past the site.

Sue Rockwood told the audience that the panels would not be pointing at the road – they are going to be perpendicular

Albee added that glare is possible, but not very likely since the panels are designed to absorb the sun's rays, not reflect.

An audience member asked about vegetative screening for the panels.

Albee told him that it was a possibility, but it wasn't really ideal since they don't want to shield the sun from the panels.

Bruce Rockwood told the Board that there is a similar solar farm on River Road in Edgecomb and at the Morris Farm on Route 27 in Wiscasset if anyone wanted an idea of what it will look like.

Albee told the Board that this farm was 100% subscribed, but anyone can visit Revision Energy's website to find out where future farms may be planned across the State.

Albee told the Board they would like to begin construction in the Spring, as soon as the ground conditions allow access to this site.

Cole asked if there was specific language in the agreement on the disposition of the panels at the end of the farm's usefulness.

Albee told him it was specified in the 30-year agreement, how it will be disposed of, if necessary. The panels have a minimum 25-year life expectancy, although some go closer to 40 years

Garren asked if Revision Energy maintains a relationship with the farm.

Albee told him that Revision Energy will do maintenance / repair if an issue occurs and annual inspections.

The Chairman closed the public hearing at 7:23 pm.

#### **REGULAR MONTHLY MEETING FOR JANUARY:**

##### **A. MINUTES**

December 5, 2016 meeting

There were no December minutes ready for the Board's review.

##### **B. OLD BUSINESS**

1. INN-ALONG-THE-WAY – 741 MAIN STREET (RT 1B) – LOT 3/46 – C2  
HIGHWAY COMMERCIAL AND RURAL DISTRICTS – PRELIMINARY SITE PLAN  
OF PROPOSED MIXED-USE PLANNED-UNIT DEVELOPMENT RETIREE HOUSING  
CAMPUS WITH INN, COMMUNITY BUILDING AND MULT-UNITS.

Rick Burt & Sherry Flint reviewed the application packet & check list.

Burt explained that Wright Pierce prepared drawings, with 2 small corrections:

Page C1, Note 13 Parking – phase I will be 19 spaces, not 40

Page C3 – direction of the loop is shown as counter clockwise – it will actually be a 1 way, clock wise loop.

Garren noted that seems awkward.

Burt told him it was done that way so it was more natural for tenants to see vehicles coming in – they will have signs to indicate the proper direction.

Burt provided proof of notice to abutters to Dater.

Burt told the Board the total building area square footage was 31,460 for the ground floor, which includes phases not yet to be started. The Inn itself was a total of 5,400 sq ft., including the partial 2<sup>nd</sup> floor planned.

Burt told the Board that there were 2 easements included in the warranty deed.

Burt told the Board there is a single existing sign that is not lit right now, they are planning to light it from above.

Dater reminded the Board that the applicant submitted a letter from Ken Cotton at the October meeting regarding the suitability of the soil for subsurface waste water systems. A complete design will need to be submitted with the construction of the cottage phase.

Burt told the Board that they will appropriately screen the dumpster.

Burt said they will try to preserve as much of the existing landscape as possible. They are going to the State on 01/20 with their DEP permit application, he requested that the DEP permit be a condition of this Board's approval so they can move forward.

The overall height of the Inn is below the 40' maximum at 30'.

Dater told Burt that the cottages should be designed in a style in accordance with the area's New England character. He also asked if the cottages would be ADA compliant.

Burt told him the plans meet or exceed the ADA requirements.

Burt told the Board the Inn is planned as an 8-bedroom Inn with a manager studio apartment attached.

Sage asked if an on-site manager was planned.

Flint told her there would be a manager on-site – it is going to be a 24/7 Inn open to the public

Dater asked about the MDOT driveway entrance permit.

Burt told him they have had discussions with MDOT, and they included the application for driveway access in their packet with the Town, but had not received a permit yet.

Dater felt it may be helpful if the applicant could show each phase on 1 site plan so the entirety of the project could be understood.

Burt told him that they are seeking approval for the entire plan at this time – they are not exactly sure what the phases will be beyond phase I – their plan would be to complete phases as they have the funds

Dater stated that if the entire plan were approved, then they would only need to submit a building application for each additional phase, not come back for a full Planning Board review.

The Board discussed the ordinance requirement to provide proof of financial capacity to complete proposed projects. It was decided that Flint will bring financial documents to the Town Office before the next meeting, for the Board to stop by & review at their leisure. The Board would also like to see the budget for Phase I.

Garren asked Dater if approval to Inn Along the Way was transferable in the event something happened & they couldn't financially complete the project & had to sell the property.

Dater stated that he believed it would be transferrable, especially if the plan was formally recorded.

Burt told the Board the site had no issues with flooding. He also stated that a letter from GSBSD water was submitted. He told the Board he had a meeting with the Fire Chief and the Code Enforcement Officer and had his minutes of that meeting for the Board to review, but to date had not received an official letter from either yet.

Garren told him the Board would need a letter from the Fire Chief before they could proceed.

Dater indicated he could help get that letter.

Dater asked about lighting on the site.

Burt told him they would meet all Town Ordinance Requirements. They are planning 16' fully shielded pole lights.

Performance Standards were discussed.

Burt told the Board they were requesting to waivers:

1. Parking / curbs – the Fire Chief requested curbs not be put at every parking area to allow better fire truck access. Burt stated that curbs will inhibit the storm water sheet flow.
2. Buffer Strip Requirement – they are trying to keep the existing landscape as much intact as possible – they will add some plantings at the front.

Cole stated that he would like the opportunity to read over the entire application packet.

Eaton asked the Board if they wanted to see screening at the parking lot – what about a planting schedule?

Garren, Hunt, & Sage stated they had no problem with the plan as submitted.

Eaton told the Applicant to bring their publicly filed financial information to prove their ability to fund the project, the estimated budget for phase I, and the required letter from the Fire Chief.

The Board indicated that they would like to see financial capacity at each phase.

Inn Along the Way will be added to next month's agenda.

## C. NEW BUSINESS

### 1. MID-COAST FRIENDS MEETING – 77 BELVEDERE ROAD – LOT 3/36-3 – RURAL DISTRICT – DISCUSSION WITH REVISION ENERGY ON PROCEDURE FOR POSSIBLE INSTALLATION OF A 192 +/- UNIT COMMUNITY SOLAR FACILITY FOR TEN HOUSEHOLD.

Hans Albee from Revision Energy was present representing Mid-Coast Friends Meeting on this project. He told the Board they are requesting a waiver on the formal boundary survey requirement of the property because they feel the image of the property is sufficient to show layout and location of project.

On motion Garren / Cole to approve the applicant's request for waiver.

VOTE: 5-0 IN FAVOR

Albee provided proof of notification to abutters.

In answer to a question during the public hearing portion of this meeting, Albee told Cole the specifics about removal of the panels is on page 2, section 2c of the lease agreement in the application.

Albee told the Board that the State has ruled that as long as the ground under the array is not disturbed, it is not considered impervious area, and DEP doesn't need to know.

Garren asked how long the installation would take.

Albee told him approximately 6 weeks, depending on the weather & ground conditions.

Cole asked about electrical fire occurrences.

Albee told the Board he really wasn't sure on that – it will be a 600 volt electrical system with wire mesh screening & signage alerting people to that fact, and there are inverters in place intended to protect the array.

Albee told the Board there is not plan for vegetation screening or buffer at the site for reasons stated earlier, they don't want shade on the array.

He went on to tell the Board about the process on their end – they must apply for approval with Central Maine Power Company and they will likely require that a transformer be installed based on the size of the project, so this Board's

approval would be contingent upon CMP's approval. He also told the Board they will apply for a building & electrical permit with the Town, as required.

Cole stated that he didn't see a need for screening.

Garren stated that with no abutter complaints, he agreed with Cole.

Sage also stated her agreement.

On motion Cole / Garren to accept the application as complete.

VOTE: 5-0 IN FAVOR

On motion Cole / Garren to approve the application as submitted.

VOTE: 5-0 IN FAVOR

The Board signed copies of the plan for the file.

2. GRIFFIN – 60 MAIN STREET – LOT 6/26 – C1 DOWNTOWN COMMERCIAL DISTRICT AND COMMERCIAL SHORELAND ZONE – PRELIMINARY MULTI-UNIT RESIDENTIAL SITE PLAN FOR THIRD DWELLING-UNITY ON PROPERTY.

Lisette Griffin was present with her assistant, Andrew. They submitted packets to the Board. Griffin explained that she is planning an interior remodel of approximately 1/3 of the garage into a 2-level, 1 bedroom apartment for short term, seasonal rentals on property she owns at 60 Main Street. The property currently has 2 dwelling units and they currently own 8 parking spaces.

Garren stated that she would need to obtain a letter from the Fire Chief, as well as an approved application for service from the Great Salt Bay Sanitary District for both Water & Sewer.

Sage expressed concern about proper ventilation in this garage conversion project.

Eaton explained that that type of concern falls under code enforcement, not planning board.

Dater told the Board that the applicant has submitted written request for 2 waivers:

- 1) Section 10, E, 3e: Survey requirement showing meets & bounds of property. Waiver requested because the project will be entirely contained inside the existing building.
- 2) Section 10, E, ek: Show 2' contours on site plan. Waiver requested because the project will be entirely contained inside the existing building.

On motion Hunt / Cole to approve the applicant's request for waivers as written.

VOTE: 5-0 IN FAVOR

Griffin told the Board the house was built in 1790 and is on the Historical Preservation list.

Dater asked Griffin if she has notified abutters.

Griffin stated that she had not sent notice yet because she was unsure if it would be required since it is just interior remodel.

Dater also stated the Board could waive that requirement since there is only commercial entities surrounding her project.

The Board tabled any further decisions / discussions on the project until the Fire Chief had a chance to review the project & issue a letter, the Code Enforcement Officer issued a letter, and GSBSD approval. They also told the applicant to bring photos / drawings showing existing & proposed project.

Lisette Griffin will be added to next month's agenda.

D. OTHER

1. QUESTIONS FROM THE PUBLIC TO PLANNING BOARD

Debra Lucchesi submitted a letter to the Board regarding Stepping Stone Housing.

2. PLANNER'S REPORT

Dater told the Board that the Land Use Committee believes the Historical District Commission should be the Planning Board.

E. ADJOURNMENT


On motion Cole / Garren to adjourn meeting at 9:40 pm.


VOTE: 5-0 IN FAVOR

Respectfully submitted by:

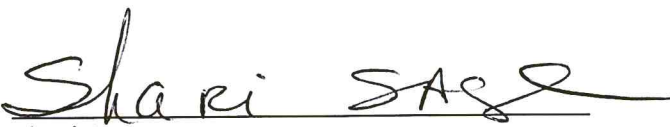
  
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Rebecca J. Bartolotta, Deputy Clerk


We, the undersigned, do hereby approve the minutes of the January 9, 2017 Planning Board meeting:

  
\_\_\_\_\_  
Jonathan Eaton, Chairman

  
\_\_\_\_\_  
Wilder Hunt, Vice - Chairman

\_\_\_\_\_  
Stephen Cole

  
\_\_\_\_\_  
Shari Sage

  
\_\_\_\_\_  
Bruce Garren

Dated: 02/06/17