

PLANNING BOARD MEETING MINUTES

TOWN of DAMARISCOTTA

August 1, 2022 6:00 P.M.

Live at the Town Office, and via Zoom

MEMBERS PRESENT: Neil Genthner, Wilder Hunt and Ann Jackson

ALTERNATES PRESENT: Gary Rosenthal, and Dan Day

ABSENTEES: Jenny Begin; Jonathan Eaton

STAFF PRESENT: Isabelle Oechsle, Town Planner; Lynda Letteney, Recording Secretary

PUBLIC PRESENT: Daniel Maguire, *Sandy River Corporation*; Doug Gardner, *North Country Associates*; Andrew Johnston, *Atlantic Resource Consultants*; Rebecca Dillon, *Gawron Turgeon Architects*; Blaine Buck, *Cordjia Capital Projects Group*; Brooks Betts, *Lincoln Health*; Cindy Wade, *Lincoln Health*; John Martins; Claire Sommer; Jim Gallagher; Geoff Keochakian, LCTV; and Evan Houk, *Lincoln County News*

I. Pledge of Allegiance

Vice-Chairperson Hunt led the Pledge at 6:00 p.m.

II. CALL TO ORDER

In the absence of the Chair, the meeting was called to order at 6:02 p.m. by **Vice-Chairperson Hunt**.

III. MINUTES

On motion (X) to approve the minutes from June 9, 2022 as presented

Vote: Tabled

IV. Appointment of alternate to Board with all rights and privileges

On motion (Genthner/Jackson) to seat alternate Dan Day (alternate) with all rights and privileges for the 8/1/22 meeting of the Planning Board.

Vote: 3-0-0

V. BUSINESS MEETING

A. OLD BUSINESS

1. None

B. NEW BUSINESS

1. Clippership Landing Development, LLC, Sandy River Corporation, 2 Piper Mill Road (Map 1 Lot 50) Pre-Application/Sketch Plan Review

Isabelle Oechsle introduced the item, noting that the purpose of this item is for the Planning Board to provide the applicants with non-binding feedback on the proposal. The site plan may be amended prior to returning to the Board for Site Plan and Minor Subdivision Reviews, which will be required as part of this development in order to: amend the lot line of the previously approved 2019 subdivision plan of the property, and to construct a 102-bed nursing care facility and associated site improvements (including parking areas and two curb cuts, stormwater management facilities, and courtyard areas and path systems for the enjoyment of residents). The property is in the Rural zone and the Town's designated Village Expansion Growth Area, per the 2014 Comprehensive Plan.

Isabelle flagged the following key considerations for the Planning Board:

1. Parking: 34 spaces would be required under current ordinance; proposed 109. Concern is with the placement of parking. Front façade spaces either need to move behind the front façade of the property or be screened by landscaping.
2. Stormwater Management: Isabelle recommended that the Board consider requiring a peer review of the stormwater management plan by the Knox-Lincoln Soil & Water District or another qualified engineer during the full project review.
3. The project will be subject to the Large-Scale Development Standards of Sec. 102.7D, which requires sidewalks and pedestrian facilities internal to the development and on any public streets. There are currently no sidewalks in the vicinity of the proposed development. However, the construction of sidewalks along School Street was identified as a priority in the 2015 Newcastle-Damariscotta Bicycle-Pedestrian Plan. Isabelle noted that the Planning Board should consider if interconnectivity to potential future sidewalks is a priority.

The Ordinance requires that the next step is a site visit.

Applicant's presentation began by **Dan Maguire**, Sandy River Corporation, and **Doug Gardner**, North Country Associates, who noted that they have been partners in this joint venture since 1981. They have just built the first "all private" nursing home in Rockland. They are planning a 102 private bed facility in Damariscotta – a unique and valuable asset. The facility is modeled after "3 neighborhoods" of 34 private rooms each. There are three sections – long term care, skilled nursing, and memory care. It will be a one-story building that feels like a home. Three separate dining areas, one for each neighborhood, seats about 30. Food will be prepped in a commercial kitchen and distributed to each neighborhood where it will be finished and plated in the "country kitchen" available in each neighborhood.

Rebecca Dillon said the ultimate goal of the proposal is to create a welcoming building, accomplished by using "residential" materials. Parking for visitors is handy; a spa and haircutting facilities are on site; vegetation screening being used between the facility and parking areas. **Andy Johnston** said that they began with an analysis of exiting conditions, including wetland staking. He noted that one advantage to the site is the clear entrance site line. There will be buffering between the proposed parking and Piper Mill Road. The applicants stated that they believe that their amount of proposed parking spaces is right to accommodate for shift overlap of staff and visitors. There are two main entrances proposed, service and regular. Power is off a three-phase pole. Andy noted that the stormwater retention areas are rain gardens rather than detention basins; they are less than a foot deep and are landscaped. Stone and filtering drip edge will be used surrounding the proposed building, integrated into the landscape. MDEP is involved for SLODA and NRPA permitting. Fire lane is U-shaped as there is a large wetland complex adjacent, thus requiring the NRPA permitting for impacts. Courtyard landscaping plans are still being finalized. Remaining land will be utilized in the future. **Wilder Hunt** asked for an explanation of parking space allocation. Mr. Johnston replied that with 102 beds, there are 200 employees with 55 nursing staff days and 35 nights. Of 109 spaces that leaves 19 for visitors and other business/medical appointments. Staff shifts overlap necessitating at least 90 staff spaces.

Jim Gallagher spoke as a resident, stating that the project looks wonderful. It will have a positive effect on the residents. However, he has some concerns about the safety of citizens getting out of Bristol/School Streets. Concern for a backup to the old Cedar Lodge as well as US Rt.1 and the school. On High Street the line of sight is quite limited. Facility is wonderful, but he is concerned about location and staff changes clogging the entrance. Also he believes the contract submitted as part of the pre-application is defective as it has Clipper selling property it doesn't own, rather than being listed as the buyer. It needs proper review as to right, title, interest. He feels they need to reapply with these issues addressed.

Claire Sommer is a major abutter to the project on Castner Brook. She asked the applicants questions regarding the setbacks from the west fire lane to Castner Brook, mature tree preservation, and impacts to the peaceful, rural nature of the neighborhood. The applicants team provided the following response: There are 2 fire lanes, one east and one west. The western fire lane is more than 100' from Castner Brook, meeting required setbacks. Andrew suggested that the site walk was open to the public. Concern was also expressed about "run-off fouling Castner Brook." There were questions about light pollution, disturbance for wildlife and plans for the east side of the property, shown as remaining land.

Isbelle Oechsle said a full site plan application will be submitted that will provide detailed answers to many of these questions, reminding the Board that the pre-application is only the initial phase of review. Andy Johnston added that there were plenty of trees as buffer/preserve and that the applicant team is working with traffic engineer Bill Bray as their consultant, to be able to respond thoroughly to concerns regarding traffic. **Neil Genthner** reminded the applicants that they needed a plan that met the ordinances as written before the Board would address any requested waivers. Wilder Hunt asked if there were any more comments or questions from Board members. Hearing none, he closed the public section of the meeting.

On motion (Genthner/Jackson) to have the Town Planner coordinate a site visit of this project, including advertising and sending the Planning Board dates to review. **Vote: 4-0-0**

C. OTHER

1. Questions from the Public - None

2. Housekeeping - None

3. Planner's Report-

Isobelle Oechsle said she had some process improvements she wanted to share. She would like to make the development review process more streamlined so only one meeting was necessary. She sees her role as doing the up front work, having good relations with all stakeholders, and providing a recommendation to the decisionmakers (the Planning Board). She noted that she had been working on a flow chart to guide potential applicants through the development review process, and encouraged Board members to review the Planning Department page on the Town's website. **Wilder Hunt** commented that he was pleased to hear this and he thanked her for the efficiency.

Next meeting: First Monday is Labor Day; second Monday she is otherwise engaged. August 29th or September 19th are the options. She will get consensus and get back to the Board.

D. Adjournment

On motion (Genthner/Day) to adjourn the meeting at 7:21 p.m.


Respectfully submitted,

Lynda Letteney
Recording Secretary

We the undersigned approve the minutes for the Planning Board Meeting of August 1, 2022.

_____ absent _____
Jonathan Eaton, Chairperson

_____ absent _____
Jenny Begin



Neil Genthner



Wilder Hunt



Ann Jackson

Daniel Day (alternate)

Minutes for August 1, 2022 signed _____
Date