

MINUTES  
PLANNING BOARD  
TOWN OF DAMARISCOTTA  
November 14, 2016  
7:00 PM

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

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

**PUBLIC PRESENT:** John Mann, Agent Coastal Realty; Rick Burt, Architect Inn Along The Way (IATW); Jim Donovan, CEO, Lincoln Health; Stacey Miller, Lincoln Health; Patrick Parson, Lincoln Health; Charles Rizza, Lincoln Health; Peter Biegel, Lincoln Health; Jessica Sirois, abutter to Stepping Stone Housing project; Bruce Rockwood, Midcoast Friends Meeting; Sue Rockwood, Midcoast Friends Meeting; William McNiff, Concerned Citizen; Gabe Shadis, Stepping Stone Housing project; Christine Szalay, Stepping Stone Housing project; Cindy Sherman, Stepping Stone Housing project; Paul Sherman, Stepping Stone Housing project; Pat Shadis, Stepping Stone Housing project; Sherry Flint, IATW; Marilee Harris, Stepping Stone Housing project; Maia Zewert, LCN; W. G. Clark, III, Schooner Cove Resident; Gail Clark, Schooner Cove Resident; Eleanor Bowman, Schooner Cove Resident; Matt Newman, Lincoln Health; Hans Albee, ReVision Energy, Midcoast Friends Meeting; Susan McAlister, Stepping Stone Housing Project; Rosie Wilt, Schooner Cove Resident; Elizabeth Wilt, Schooner Cove Resident; Gina Hamilton, Wiscasset Newspaper;

**CALL TO ORDER:** Chairman Eaton called the meeting to order at 7:02pm

**A.     MINUTES**

There were no minutes prepared for the Board to act on.

**B.     OLD BUSINESS**

**1.   STEPPING STONE HOUSING, INC. – PLEASANT & HODGDON STREETS – LOT 7/41 & 41-1 – RESIDENTIAL DISTRICT – REVISED PRELIMINARY SITE PLAN APPLICATION FOR MULTI-UNIT RESIDENTIAL DEVELOPMENT.**

Marilee Harris was present representing Stepping Stone Housing, Inc. She submitted a new site plan drawing to the Board, reducing their original proposal to 5 new small cottages and keeping the 1 existing blue house in the middle. She told the Board that they were planning the same or less bedrooms as what was previously on site.

Sage questioned the maximum occupancy planned for the property.

Harris told her it was hard to predict what the need will be.

Eaton stated that there is no Town ordinance regulating occupancy maximum.

Harris told the Board that the units would be first come, first serve and that they would not discriminate – applicants had to fit the Stepping Stone Housing criteria, including maximum income guidelines.

There was a question about handicapped accessibility – Harris answered that Stepping Stone Housing would take the steps necessary to adapt a unit if needed. Eaton told the room that ADA wouldn't apply to a project of this size.

Harris told the Board they would use a 2-step background check process on all applicants. The first step would be for the applicant to obtain (at their own expense) a police report on themselves from the Damariscotta Police Department. The second step would be a country wide criminal background check done by Stepping Stone Housing's insurance company. Harris stated that certain categories of crimes will not be considered for housing but that the Board of Directors is currently drafting those guidelines and once a decision had been made they would be made available for the public to see.

Cole stated that this criteria has no bearing on the Planning Board's decision.

Pat Shadis handed out copies of case law on grandfathering & change in use that she felt was a good analogy for this project and requested that the Board review it prior to the next meeting.

Garren confirmed with Dater that the grandfathering decision was made – it would not need to be taken up again with a new application. Dater confirmed that the grandfathering decision had been made.

Garren also stated that they had a legal opinion from the Town Attorney that addressed the grandfathering and the use.

Shadis stated that it was confusing.

Cole agreed that the decision had been made following the advice of the Town Attorney.

Sage asked if they were grandfathered for 7 but only approved for 6 could they later build the 7<sup>th</sup> unit. The Board agreed they could only build what they were actually approved for.

The Board agreed to schedule a public hearing on the application at the next Planning Board meeting, in December.

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

Rick Burt & Sherry Flint were present to represent Inn Along the Way. They told the Board they have talked with CEO and would like to start Phase I of the project – renovating the existing homestead for use as the Inn, so they can start utilizing the property. They plan to submit the full application in December or January & will isolate Phase I on the application when submitted. Dater confirmed that a building permit can be issued by the CEO to allow them to move forward on phase I because they are “in process”.

Burt reiterated parking from the previous Planning Board meeting and updated the Board on their meetings with the engineer, Wright Pierce, regarding the storm water management plan and with Great Salt Bay Sanitary District. He told the Board

they were meeting the following week with the Fire Chief to go over his requirements. All would be included in their application.

The Board thanked them for keeping them up to date with the process.

C. NEW BUSINESS

1. MILES HOSPITAL CAMPUS – MILES ROAD(OFF BRISTOL ROAD)-LOTS 9/64, 11/29 AND 11/27 – MEDICAL FACILITY SHORELAND ZONE – REVIEW OF PRELIMINARY PLAN ON PROPOSED NEW PROFESSIONAL BUILDING.

Peter Biegal presented and reviewed the drawings for the proposed professional medical building Lincoln Health plans to build in replacement of the existing women's center building on the Miles campus.

He told the Board that the flood elevation in that area is 10 – their site is at 20-24.5. They are planning to remove as few trees as possible to help maintain a buffer for Schooner Cove's privacy. They are proposing a 3-story building at 40 feet tall, which is the max allowed by the Town's ordinance. There will be some utilities on the roof that will take it over 40, but that is also permitted by ordinance.

He told the Board that the Fire Chief had requested stair access to the roof, instead of the traditional hatch and an extension for fire truck access to the proposed driveway. Letters from Great Salt Bay Sanitary District for water & sewer were included in the application packet submitted. They are proposing LED lighting for the parking lot, mounted to 12' poles – Dater told him to make sure they were shielded light fixtures. Biegal told him that the parking lot would actually be 3' below the Schooner Cove driveway so glare shouldn't be a problem.

Biegal told the Board that they are not planning to add any parking. The Miles campus currently has 489 spaces and are only required to have 470.

Biegal told the Board that they had a meeting with DEP for an amendment to the storm water management plan. They would also be applying for a Permit by Rule.

Dater asked the applicant if there were any State regulations for their proposed underground propane storage tanks. Eaton told him that there were not unless they had substantial tonnage stored. Biegal told him that they had 5 tanks at 1900 each.

An audience member expressed concern at possibly losing a very large, specific pine tree and Biegal told her he would be happy to look at it with her to determine if it had to be taken down or not.

Cole asked the Board if they would wait for the DEP to make its decision before they acted. Eaton agreed that they should but can make Planning Board approval contingent upon DEP approval.

The Board agreed to schedule a public hearing on the application at the next Planning Board meeting, in December.

2. HOLLIS LAND CONSULTANT – HEATER ROAD – LOT 1/50-8, 58-1, AND 50-7 – RURAL DISTRICT – PRELIMINARY APPLICATION ON SUBDIVISION OF 4 EXISTING LOTS INTO 6 LOTS FOR 2 NEW LOTS FRONTING ON HEATER ROAD.

John Mann was present representing Hollis Land Consultant in this project. He submitted application packets to the Board and explained that they owned 26 acres that were currently 4 lots and they are proposing making it into 6 lots. Each lot will have a little over 200' road frontage and be 4+/- acres in size.

He told the Board that they did have 2 waiver requests –

- 1) Locating all trees 12" in diameter & up. It is a wooded area FULL of trees.
- 2) Plans required to be 100' = 1". All of their plans are currently 200' = 1" and they would prefer not to incur the expense to change them.

On motion Cole / Garren to approve the waiver requests as submitted.

VOTE: 4-0 IN FAVOR

Mann told the Board that they have prepared the letters to abutters and notices to area agencies, but they've not been sent yet – they will go out later this week.

Soil tests have been dug on each lot and they have a report stating that each lot has suitable soils for a septic system. Dater asked if they had the HHE-200 form. Mann stated that they did not go that far – the CEO indicated they would be ok if they had a report from the designer that states the soils are suitable. Dater will check to see if the form will be a requirement.

Mann stated that a road association agreement is being drafted and they will bring the covenants draft to the next meeting.

Garren stated that it's unusual that the subdivision is not contiguous. Mann told him that they own to the center of Heater Road, so technically they could be considered contiguous.

Bruce Rockwood told the Board that maybe in the revision of the subdivision ordinance there should be a sidewalk requirement for each new subdivision, as well as wildlife corridor considerations.

The Board agreed to schedule a public hearing on the application at the next Planning Board meeting, in December.

D. OTHER

1. MID-COAST FRIENDS MEETING – 77 BELVEDERE ROAD – LOT 3/63-3 – RURAL DISTRICT – DISCUSSION WITH REVISION ENERGY ON PROCEDURE FOR POSSIBLE INSTALLATION OF A 192 UNIT +/- SOLAR FARM.

Hans Albee was present representing Revision Energy. He submitted examples of what the proposed solar farm could look like. They are proposing 10 meters (maximum allowed under PUC rules) 1 at the installation site and 9 entities sharing the credits. They are proposing 3 rows, 10 feet in height from the ground. The rows will vary from 110 feet at the longest to 70 feet.

Dater asked about reflection of the sun causing any safety concerns. Albee explained that the PUC only usually requires a glare study at an airport - the panels

actually absorb the sun's rays to make the energy and there is no more glare than from a standard window.

Garren asked how much property a project of this size covers.

Sue Rockwood answered that it was hundreds of square feet – far too small to even measure in partial acres. The property is to be leased from Mid Coast Friends Meeting.

Dater told the Board it could possibly fall under a conditional use within the Rural District under “municipal utilities” in the Site Review Ordinance.

The Board proposed a January public Hearing since Albee told them construction would not likely be started until spring.

## **2. DECEMBER AGENDA ITEMS – BOARD DISCUSSION**

The Board discussed limiting the December agenda because they will have a lot to address with 3 public hearings set at tonight's meeting and then any regular items.

Eaton mentioned the possibility of hold an addition meeting date in December.

Garren mentioned giving each public hearing topic a time slot and sticking to a time limit – for example: Stepping Stone from 7-8; Heater Road 8-9 etc..

Sage was not in favor of placing time limits – all citizens should be heard.

Garren agreed with her but stated that the Board shouldn't have to hear the same concerns over and over again from multiple citizens.

Sage agreed and said they will need to move it along during the meeting.

On motion Cole / Sage to limit discussions for each public hearing on 12/05/16 to 30 minutes

**VOTE: 4-0 IN FAVOR**

The Board decided to start their December 5, 2016 meeting at 6:30pm to help them get through the heavy agenda.

## **3. PLANNER'S REPORT**

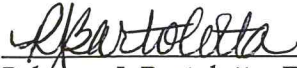
None

## **E. ADJOURNMENT**

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

**VOTE: 4-0 IN FAVOR**

Respectfully submitted by:



Rebecca J. Bartolotta, Deputy Clerk

We, the undersigned, do hereby approve the minutes of the **November 14, 2016** Planning Board meeting:

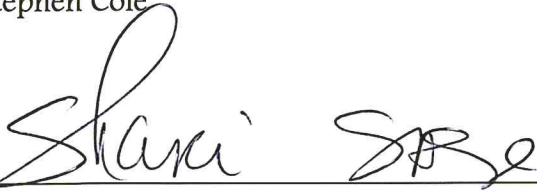


Jonathan Eaton, Chairman

Wilder Hunt, Vice – Chairman



Stephen Cole



Shari Sage



Bruce Garren

Dated: 12/05/2016