

Planning and Development

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Minutes

Planning Board

Tuesday, August 6, 2019

5:30 PM – Regular Meeting

City Hall Conference Room (First Floor)

Present for Board: Chair Neil Schuster; Vice Chair Don Girouard; Matt Provencal; Alyssa Bouthot; Jeff Brochu; Pater Scontras; Joyce Leary Clark

Also Present: Roger Gay, City Council Liaison; Emily Cole-Prescott, City Planner; Dave Pendleton, Deputy Fire Chief

Note: Regular meeting is audio recorded. Audio records will be posted on the City's website, available for public review.

1. Call to Order: Chair Neil Schuster called the meeting to order at 5:30 PM.
2. Minutes of Previous Meetings: July 30, 2019 – **Joyce Leary Clark moved to accept the July 30, 2019 minutes. Jeff Brochu seconded, and the motion carried unanimously.**
3. New Business, Tabled Items & Public Hearings:
 - a. Application Review & Public Hearing: Map 31 Lot 184: Site Plan/Shoreland Amendment – Install Wooden Boardwalk at River Walk Trail
 - Applicant: City of Saco
 - Zone: B-3 & Saco River Overlay

Ryan Sommer, Parks & Recreation Director and Bob Hamblen were present for discussion.

Overview: Applicant, City of Saco (Ryan Sommer, Parks & Recreation Director) and Agent, Bob Hamblen, request review of amendments to the existing River Walk for 170 linear feet of wooden boardwalk on 420 linear ft. of the River Walk Trail off Front Street. The proposal requires site plan/shoreland amendment; Flood Development Permit with Code Enforcement; review with Saco River Corridor Commission; and DEP Permit by Rule.

Application Completeness: Emily Cole-Prescott noted the unique nature of this proposal and explained requested waivers. **Alyssa Bouthot moved to grant waivers for sketch map, zoning classifications, location and width of building setbacks, and standard boundary survey submission requirements. Vice Chair Girouard seconded the motion, and it carried 6-1, with Jeff Brochu opposed.**

Vice Chair Girouard moved to find the application complete. Peter Scontras seconded, and the motion carried unanimously.

Applicant's Presentation: Bob Hamblen discussed this portion of the trail, known as the "Fisherman's Pathway." This will include installation of a bog-bridge raised structure with decking between timbers. Width will be 4' to 6'. There will also be an overlook as indicated. Bob Hamblen shared options for project funding through various sources of donations.

The Board discussed concerns about greater walkability to the trail and potential for increased crime. There was also discussion about lighting. Ryan Sommer stated that hours will remain consistent, which are dawn to dusk, and lighting may actually cause more crime as more people would be drawn to visit at night.

The Board discussed construction, and Emily Cole-Prescott replied the Code Enforcement Department will review the structure for safety and shoreland zoning standards. The Board discussed revisions to conditions #6 and #9.

Public Hearing: Jeff Brochu moved to open the public hearing. Alyssa Bouthot seconded, and the motion carried unanimously. Roger Gay spoke in support. **Jeff Brochu moved to close the public hearing. Peter Scontras seconded, and the motion carried unanimously.**

Action: Jeff Brochu moved to approve the site plan amendment for Map 31 Lot 184 for boardwalk extension on the existing River Walk Trail per the findings of fact and conditions of approval, including two amendments, to #6 and addition of #9. Peter Scontras seconded, and the motion carried unanimously.

- b. Application Review & Public Hearing: Fogg Estates (Map 90 Lot 23) – Preliminary Subdivision Review – 14-lot subdivision off Jenkins Road
 - Applicant: Design Build Associates of Maine
 - Zone: R-1D

Adrienne Fine, Terradyn Consultants, was present to discuss the application.

Overview: Applicant, Design Build Associates of Maine, Inc., proposes a fourteen-lot subdivision off Jenkins Road known as Fogg Estates. The subdivision will be served by an approximate 785' dead-end road, City sewer, and private wells. The Board completed sketch plan review with Adrienne Fine in March 2019. Since initial discussions with former Planner Hamblen and subsequent sketch plan review, the applicant responded to Staff comments.

Application Completeness: Joyce Leary Clark moved to find the application complete. Jeff Brochu seconded, and the motion carried unanimously.

Applicant's Presentation: Adrienne Fine provided an overview of application materials.

Discussion:

Private Systems and Sewer Connection: The Board discussed retention of the sewer system and portions of the stormwater system in private ownership. Emily Cole-Prescott mentioned the importance of homeowner's association documentation, which has been submitted and is in review. Every lot will have an individual pump station connected to a low-pressure force main. There was discussion about future capacity, and it was clarified that calculations show future wetwell capacity will be limited after these fourteen lots are added.

Sidewalk: Staff's suggestion is to continue proposed sidewalk along frontage of this proposal. Existing sidewalk conditions were discussed, and the applicant has agreed to complete some drainage work in anticipation of future sidewalk improvements. The applicant will plan to extend existing sidewalk along the frontage of Fogg Estates.

Fire Cisterns and Sprinklers: Deputy Fire Chief Pendleton explained regulations require cistern locations to be within 2,000'. The applicant has offered to sprinkler residential homes outside of cistern distance. The Fire Department would prefer residential sprinklers in lieu of additional cistern(s).

Public Hearing: Alyssa Bouthot moved to open the public hearing. Vice Chair Girouard seconded, and the motion carried unanimously.

The following residents spoke:

- *Karen Unglub, owner of existing outparcel shown on proposed plan,* had concerns about the proposal and how additional construction could impact her residence.
- *Janet Thompson, Country Woods Road,* asked questions about logging truck traffic.

Through the Chair, Adrienne Fine replied that design of the proposed systems should drain water away from the existing outparcel. Options to further reduce potential impacts were reviewed.

Alyssa Bouthot moved to close the public hearing. Peter Scontras seconded, and the motion carried unanimously.

Discussion: The Board requested an existing conditions survey with topography, proposed easement language and updated grading design to ensure no impact to the existing lot. The Board suggested showing grading on proposed lots. The Board also reviewed the requested waiver, to construct a dead-end street, as had been discussed during sketch plan review.

Action: **Vice Chair Girouard moved to table the application until such time the applicant returns with additional information. Peter Scontras seconded. No vote. Vice Chair Girouard withdrew his motion, and Peter Scontras withdrew his second.**

Jeff Brochu moved to not grant the dead-end street waiver as it does not meet section 10.5.9. The Board voted, and the motion failed, 1-6, with Chair Schuster, Vice Chair Girouard, Alyssa Bouthot, Joyce Leary Clark, Matt Provencal, and Peter Scontras opposed.

Vice Chair Girouard moved to grant a waiver to section 10.5.9, for dead-end street construction. Alyssa Bouthot seconded, and the motion carried, 6-1, with Jeff Brochu opposed.

Vice Chair Girouard moved to table the application until the applicant has addressed the discussed concerns. Peter Scontras seconded, and the motion carried, 6-1, with Matt Provencal opposed.

Adjournment: The meeting adjourned at 8:55 PM.