

Minutes, Planning Board
August 23, 2016

Members Present: Neil Schuster, Chairperson; Don Girouard, Peter Scontras, Michael O'Toole, Vangel Cotsis, Bob Hamblen, City Planner, Bill Mann, Economic Development Director, City Engineer Joe Laverriere. Absent: Marty Devlin, Rene Ittenbach.

Workshop
5:00 p.m.

- a. Discussion of the proposed redevelopment of 16 and 28 Cutts Avenue. Applicant is Hardy Pond Development. Tax Map 38, Lots 105, 105-1, and 106.

Frank Carr, Development Manager, Hardypond Development Company, LLC was present to outline intentions: a 76-100 unit phased project, utilizing the existing church building, the parking lot to the west, and the space where the rectory building sits. Michael Tadema-Wielandt, Terradyne Consultants, was also present. Tenants are intended to be 55 and older, and market rate. Has met with Wardwell, museum, library, Southern Maine Area Agency on Aging. Greater density is needed for the project, so a contract zone will be proposed. Parking, the Comp Plan, the exterior of the church, how tall buildings would fit, the potential for first floor commercial uses, and the notion of tying Cutts Avenue to the westerly side of Elm Street for improved pedestrian access were mentioned. Applicant hopes to return for PB review of the contract zone in September.

- b. Sketch plan review of a proposed six lot residential subdivision at 258 Jenkins Road. Applicant is Paul Hollis. Tax Map 91, Lot 3. Zoned C-1 and R-1d.

Paul Hollis, applicant; Jesse Young, owner; and Diane Denton, realtor were present. Existing farmhouse and barn would stay, pole barn would be removed. Back acreage is questionable as to development potential, hence the 7 proposed lots along Jenkins Road. Test pits all passed. Utility poles are on the project side of Jenkins Road. Neil: the need for public water and sewer for Jenkins Road projects has been addressed in the past, and will be part of this discussion. Please contact Maine Water Co. Don: should dry pipes be required, or a contribution toward future septic or water? Applicant will return with more info.

- c. Discussion of issues related to Bill Dodge Nissan site plan approval and the appeal filed by abutter Theresa DesFosses.

City attorney Tim Murphy attended to present the case for a handful of Zoning Ordinance and Map amendments, as related to the appeal related to the Bill Dodge site plan, subsequently remanded to the Board by Superior Court. Tim pointed out existing development in Scarborough owned by appellant Theresa Desfosses, and the Larrabee Road Bill Dodge campus of dealerships. He and Bill Mann, Economic Development Director, attempted to resolve the dispute and create positives. So, a proposed rezoning from I-1 to B-6, draft definitions, and new standards related to manufactured housing units would be part of the resolution of the issue. Tim noted that the area in question is

more development friendly for commercial than industrial uses. The matter will return as a public hearing on Sept. 6.

Regular Meeting

1. Minutes of August 2, 2016 – **motion by Mike to accept as amended based on comments, seconded by Peter, and so voted, 5-0.**
2. Public Hearing: preliminary plan review of a proposed eleven lot subdivision at 300 Bradley Street. Applicant is M&B Land Holdings LLC. Tax Map 66, Lot 49. Zoned R-2.

Hamblen: this 11 lot subdivision was reviewed as a sketch plan by the Board on July 19, and will eventually include 16 condominium units created on the same parcel. The subdivision and the condos would each have a separate entrance. The parcel abuts the Sawyer Woods subdivision, approved in 2004. At the time, a future connection was provided to this parcel. However, the presence of wetlands makes the possibility of a street connection difficult, so the developments will remain separate.

Lots would be served by public sewer and water, and underground electric, cable, and telephone. A vegetated underdrained swale would handle runoff from the street and the fronts of lots.

Issues the Board should consider:

- Open space required is 7.5% of the overall parcel, or 72,527 s.f. No open space is proposed, and the applicant proposes to pay both the open space and the recreational facilities impact fees.
- Traffic data has been provided by Gorrill-Palmer, recognizing both the current 11 lot subdivision, and the second phase of the project that would include 16 condominium units. There are no High Crash Locations reported in the immediate vicinity. No capacity concerns were identified and sight distances are adequate. G-P projects 105 Average Daily Trips (ADTs) being generated by the 11 lot development, with 11 trips in the peak P.M. hour, and 9 in the peak A.M. hour.
- The wetland delineation by Mark Hampton has been reviewed by a City consultant, and found acceptable.
- BH2M has responded to comments from staff with an Aug. 17 e-mail that includes the Gorrill-Palmer traffic report.

Neil: shall we act on completeness of the application?

Don: I move that the Board find the application for the 300 Bradley Street preliminary subdivision plan to be complete, seconded by Mike, and so voted, 5-0.

Mike Eon: there are notes on the plan regarding curb cuts. The paving of Rte. 5 pushed this along. Traffic and stormwater reports account for the condo units, too. Final invert elevations, as asked for by the city engineer, are hard to project exactly, but a note on the plan says that that information will be part of the as-builts, as provided by the contractor. Mike O'Toole: will the condo also be a dead-end? Yes, private. Mike Eon: the deed covenants will address what happens if the street isn't accepted.

Mike O'Toole: I move to open the public hearing, seconded by Peter, and so voted, 5-0. Will the new street connect to Evergreen Drive next door? No, the cost would be high and the permit not a sure thing

from the DEP due to wetland impacts. Peter: I move to close the public hearing, seconded by Mike O'Toole, and so voted, 5-0.

Mike Eon: we're requested three waivers of standards:

1. Sec. 10.11.5.10.A centerline grades
2. 10.11.3 underdrains
3. 11.14.1 pipes, culverts and drains
4. 10.11.5.9.A and B dead-end terminating in a cul de sac

Vangel: I move that the Board grant waivers of the standards requested, seconded by Mike O'Toole, and so voted, 5-0.

Deputy Fire Chief Pendleton: requests sprinklers be installed in the houses. Mike Eon: we plan to sprinkler the condos, but it's different in houses. There is a hydrant within 500 feet of the proposed street. Mike O'Toole: is there an easement issue? Bill T.: there is a utility easement along Rte. 5. We preferred to make one cut instead of two to stub utilities to the property, so the easement will allow the lines to be routed to both subdivision and condos from the one tap. Mike O'Toole: Joe, are you okay with the plans? Joe L.: I'm just seeing a revised set of plans tonight, but generally okay.

Mike O'Toole: I move that the Board grant approval under the provisions of the Saco Subdivision Regulations for the preliminary plan submitted for the 11 lot 300 Bradley Street subdivision proposed by M&B Land Holdings, LLC based on the Findings of Fact, as amended, and Conditions of Approval dated August 23, 2016, seconded by Don, and so voted, 4-0-1 (Vangel had stepped out of the room).

3. Public Hearing: site plan review of a proposed relocation of the City's transfer station on the existing parcel off Foss Road. Applicant is City of Saco. Tax Map 97, Lot 9. Zoned R-1d.

Hamblen: the Department of Public Works proposes to relocate the existing transfer station off Foss Road to space further to the northwest, providing greater separation between the existing access road to both transfer station and athletic fields. The project includes a closed storm drain system and a water quantity and quality detention area to treat and detain runoff from what will be a paved lot. No lighting or landscaping is proposed.

As the Board is aware, the City generally makes efforts to comply with applicable Ordinance requirements, and is most often a "model applicant." The City has utilized Stantec to prepare the stormwater plan, Owen Haskell, Inc., for survey work, and Normandeau Associates for wetland delineation. We have not sought an independent review of any aspect of the application materials, and are confident that representations made are accurate.

City Engineer Joe Laverriere will present the project at the meeting. See Joe's letter of August 9 for an overview of the project and discussion of submission items. Also, Joe's follow-up to questions in an Aug. 18 e-mail.

Determination of Application's Completeness

Waivers are requested for four items, with a rationale for each on the final page of the application document:

Sec. 1104-	1.9	Landscape plan
	1.10	Standard boundary survey
	1.16	Hydrogeologic assessment
	1.18	Lighting plan

Peter: I move that the Board grant waivers for submission items as noted above. Seconded by Don, and so voted, 5-0. Peter: I move that the Board find the application for site plan review to be complete, seconded by Don, and so voted, 5-0.

Joe Laverriere, City Engineer, outlined the project. The DEP permitted a similar plan in 1993, and was receptive to the minor changes proposed at this time; a new permit has been issued. Technically, it's a violation when the gate into the transfer station/recreation area is open and there's no attendant on duty, and this plan will remedy that. It will be fenced, a one-way traffic pattern, vehicles would back in to a roll-off container area and unload. A building eventually will be necessary, and is shown on the plan. It's about a \$550,000 project. We've identified 3,580 s.f. of wetlands impacts, which falls below permit requirements from the DEP. The City worked with Weston and Sampson about five years ago on the larger DPW building project, and has applied the same design elements to this plan.

The Board was in agreement that the new plan would be an improvement over the current layout.

Peter: I move to open the public hearing, seconded by Mike, and so voted, 5-0. No comments. Peter: I move to close the public hearing, seconded by Mike, and so voted, 5-0.

Peter: I move that the application for site plan review submitted by the City of Saco for the proposed relocation of the transfer station and stormwater drainage system on City-owned property off Foss Road be approved, based on the Findings of Fact and Conditions of Approval dated August 23, 2016, seconded by Don, and so voted, 5-0.

The meeting adjourned at approx. 8:00 p.m.

Submitted by,

Bob Hamblen, City Planner