

Vassalboro Planning Board Minutes

May 3, 2022

Vassalboro Town Office

7:00 P.M.

Board Members Present: Ginny Bracket, Chair, Doug Phillips, John Phillips and Paul Mitnik
 Staff: Ryan Page, CEO, LPI, BI, AO
 Public: John and Jean Northrop, George Jones, Robert Giampetruzzi, Jeffery
 and Ericka Bennett, Raymond Breton and Mary Grow, Town Line
 Reporter

1) April 5, 2022 Minutes

<input checked="" type="checkbox"/> Approve	Motion by:	Seconded By:	<input checked="" type="checkbox"/> Approved;
<input type="checkbox"/> Deny	P. Mitnik	J. Phillips	4-0

2) Applicants

a) John and Jean Northrop

Shoreland Zoning Expansion of Non-Conforming Structure
 78 Three Mile Pond Rd
 Map 15 Lot 9
 Three Mile Pond
 Limited Residential District

Discussion: John Northrop started his presentation with a brief description of how he would like to remove the existing 2 story structure with and replace it with a new structure. John provided numerous detailed attachments to the Planning Board. John explained that the new structure would be placed 36’ from the HWM, which is 10’ more than existing. Paul Mitnik questioned the proposed patio that will be located on the water side of the camp. He stated that it adds to the overall impervious area and the blocks or paving stones could not be used. John Phillips added that pea stone or crushed rock could be used instead. Mr. Northrop stated that he would make that change. Mr. Northrop presented the plan for his garage that will be located across the road. Mr. Northrop provided a detailed plan for his erosion control during his project and Mr. Mitnik added that bales of hay do not disturb the soil. Next, Mr. Northrop explained the excavation work that will be done 4’ around the footprint of the new structure. Mr. Northrop moved on to his attachment for tree removal. He stated that he is working with an arborist to remove and replant trees. Ginny Bracket questioned the number of trees that were to be removed. Mr. Northrop added, that he is not sure how many trees will have to be removed for the new structure. However, he would be working with an arborist to replant the necessary canopy. Mr. Northrop presented the proposed Subsurface Wastewater Disposal System. He explained that his new structure location would possibly eliminate the use of the pump station used previously. Next, Mr. Northrop displayed to the Planning Board the foundation footprint and briefly explained the increase to 994 sq ft. Mr. Northrop then explained to the Planning Board that he tried to match the existing abutter’s designs and elevations so that his new structure would blend in. Ms. Bracket ask, what is the height of the proposed structure. Mr. Northrop explained that the roof pitch that was chosen will put the height of the roof at 22’. Mr. Mitnik added the definition of height of structure is from the existing grade prior to construction. Mr. Mitnik added that a seasonal conversion will be need to change the property to year-round. Also, Mr. Mitnik asked why the proposed structure could not be moved further back away from the HWM. Mr. Northrop explained that he wanted to leave room for the well that was drilled in 2017. He also stated that if he ever needed to have the well worked on, they could do so and have room to maneuver. Furthermore, Mr. Northrop said he chose the location for a daylight basement garage and to assist accessing the home with his partially handicap. Mr. Mitnik, added that he would be willing to accept this project if Mr. Northrop would install a rain water infiltration system to capture rain water from the roof eaves.

Project Approval

<input checked="" type="checkbox"/> Approve	Motion by:	Seconded By:	<input checked="" type="checkbox"/> Approved;
<input type="checkbox"/> Deny	D. Phillips	P. Mitnik	4-0

- b) Stefanie Nichols
 ME I Vassalboro Cemetery, LLC
 Map 8 Lot 72-C
 Solar Array
 Extension of June 1, 2021 Site Plan Review deadline.

Discussion: Doug Phillips stated the Ordinance has not change since the Site Plan was approved, so there were no additional concerns from the Board.

Extension Approval

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: D. Phillips	Seconded By: J. Phillips	<input checked="" type="checkbox"/> Approved; 4-0
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- c) Jeffery and Erika Bennett
 Shoreland Zoning
 21 Sheaffer Lane
 Map 17 Lot 16
 Review of Shoreland Zoning Application to construct two (2) residential structures on Sheaffer Ln. Both structures are to be located beyond the 100' minimum setback, each will have a separate subsurface wastewater disposal system, and they will share a single well system. Previous approval has expired.

Discussion: Jeffery Bennett explained that there has been small changes to his application since 2018. He stated the setbacks were 10' and they have been adjusted to 20' from the property line as required today and all structures will be beyond the 100' HWM. Mr and Mrs Bennett provided a brief summary of the property and how it has evolved through the years. Mr. Mitnik stated that the property shoreline in 397' and 200' is required for each dwelling. He closed that statement by saying that the shoreline is jagged and could very easily be +- 3'. Next, Mr. Bennett stated that the SSWD had been re-verified by the evaluator and it meets all current septic rules. Mr. Phillips agreed, all changes meet the current ordinances.

Project Approval

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: P. Mitnik	Seconded By: D. Phillips	<input checked="" type="checkbox"/> Approved; 4-0
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- d) Raymond Breton/Amber French
 Minor Site Plan Review – New Business
 913 Main St
 Map 23 Lot 44-3
 Lashes Extension Business

Completeness

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: D. Phillips	Seconded By: J. Phillips	<input checked="" type="checkbox"/> Approved; 4-0
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Discussion: Raymond Breton clarified the structure to be used and the past uses. Ms. Bracket asked, what the distance to the road is. The Board determined it was 35'. Ms. Bracket continued with application completeness, checking off items as the appeared in the package.

Performance Standards

Standard 1	The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create no hazards to safety. Finding: No change to existing parking lot.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: G. Bracket	<input checked="" type="checkbox"/> Approved; 4-0
Standard 2	The location or height of proposed structures and the proposed uses thereof will not be detrimental to other public or private development in the neighborhood.			

	Finding: No changes to structure.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: J. Phillips	Seconded by: P. Mitnik	<input checked="" type="checkbox"/> Approved; 4-0
Standard 3	The provision for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the development. Finding: No changes to structure.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: J. Phillips	<input checked="" type="checkbox"/> Approved; 4-0
Standard 4	The proposed use will not impose undue burdens so as to exceed the capacity of the sewers, sanitary and storm drains, water, solid waste, fire protection, or other public facilities. Finding: No changes to structure.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: P. Mitnik	Seconded by: J. Phillips	<input checked="" type="checkbox"/> Approved; 4-0
Standard 5	The Site Plan provides sufficient information to show that storm water will be adequately drained from the site with no adverse impact on other property or publicly-owned drainage systems. Finding: No changes to grading.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: J. Phillips	Seconded by: D. Phillips	<input checked="" type="checkbox"/> Approved; 4-0
Standard 6	Soil erosion and all other adverse impacts on the soil ground water and surface water shall be prevented. Ground water shall not be adversely impacted in quality or quantity. Finding: No changes.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: P. Mitnik	<input checked="" type="checkbox"/> Approved; 4-0
Standard 7	The provisions for exterior lighting do not create hazards to motorists traveling on adjacent public streets and are adequate for the safety of occupants or users of the site and such provisions will not damage the value and diminish the usability of adjacent properties. Finding: No changes to lighting.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: P. Mitnik	Seconded by: J. Phillips	<input checked="" type="checkbox"/> Approved; 4-0
Standard 8	An applicant for Site Plan approval has provided evidence of his financial capability to complete the development as planned. Finding: All existing structures			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: P. Mitnik	<input checked="" type="checkbox"/> Approved; 4-0
Standard 9	The proposed development will not create safety hazards and will provide adequate access for emergency vehicles to the site, and to all buildings on the site. Finding: Access for Fire Department is adequate.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: P. Mitnik	<input checked="" type="checkbox"/> Approved; 4-0
Standard 10	The proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause. Finding: No Findings.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: P. Mitnik	Seconded by: J. Phillips	<input checked="" type="checkbox"/> Approved; 4-0

Project Approval

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: J. Phillips	Seconded By: P. Mitnik	<input checked="" type="checkbox"/> Approved; 4-0
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3) CEO Report

- a. CEO Ryan Page presented a new permit fee schedule to the Planning Board for their valued input. They supported the increase and would like to see a value added to the time spent on Maine Uniform Building and Energy Code (MUBEC) Inspections. A new structure has the possibility of 4 to 6 different inspections during construction. Mr. Page plans to establish a MUBEC fee schedule to present to the Select Board along with the proposed permit increases.

Meeting adjourn at 9:15 pm

Respectfully submitted,

Ryan Page, CEO, LPI, BI, AO