

LINCOLNVILLE PLANNING BOARD
MINUTES of MEETING
October 21, 2015

The Town of Lincolnville Planning Board convened a Site Walk on Wednesday, October 21, 2015, at 4:30pm at the property belonging to Jim Munroe and Dick Nightingale on Harbour Pointe Road off Route 1 near the Beach; the Applicants are proposing a Major Conservation Subdivision for Phase II of the Harbour Pointe Subdivision. A Site Walk is required by the Subdivision Ordinance prior to review of the Preliminary Plan.

PRESENT: Chair Ronald Moran, Members Scott Harrison and Dorothy Havey; Alternate Member Jay Foster; John Ianelli; and Applicants' Representative Will Gartley of Gartley and Dorsky Engineering and Surveying, Engineer of Record for the project.

NOT PRESENT: Newly appointed members Rob Bickford and Mark Thurlow; and CEO Frank Therio

Mr. Ianelli has been appointed as a full member but has not yet been sworn into office; all present agreed that he should be allowed to participate in this meeting. Members also agreed that if Mr. Ianelli familiarizes himself with the Minutes/recordings of the previous two meetings (August 26 and September 30), he could qualify to participate in the actual review. Mr. Bickford and Mr. Thurlow have now missed three meetings in this process - they would have to catch up on all of them. Mr. Foster arrived shortly before the meeting was adjourned and was briefed on the discussions he had missed. Mr. Moran confirmed for the record that Mr. Gartley had expressed no concerns with Mr. Ianelli's participation.

Mr. Gartley pointed out the property boundaries while referencing those shown on the Plan prepared for the September 30 Public Meeting. Elevations were shown in 1' increments on that Plan, and the Board discussed at length the elevations of each lot -- paying special attention to the areas of the lots that would be most suitable for a future house site. These house site elevations were compared in a general way to the Route 1 elevations along the length of the property; then the Board considered how far above Route 1 the roof lines of 45' tall houses might extend:

- The elevation of Route 1 starts to the south at about 160' and drops gradually to the property line mid-point to about 135' and stays level until it reaches Harbour Pointe Drive. It continues to drop to a about 100' in elevation at the northern boundary line
- Building envelopes have not yet been determined by the Developer so even an approximate location of structure is unknown - the Board used the best guess scenario
- Lots #16 - #19 on the left side of the Drive are at elevations ranging from 100' at Route 1 to 75' at the lower end. Houses 45' in height built on these lots could rise above grade by 20' to 30'
- For houses in the top tier of lots located to the right Harbour Pointe Road, the roof line of a 45' tall house could rise perhaps 10' to 15' above the grade at Route 1 depending on how close to Route 1 the structures are located
- That someone would build uphill a far distance from the new road to be closer to Route 1 seemed unlikely and impractical
- It appeared that due to the drop in elevation from Route 1 to the lower tier lots below the new road there would probably be no rooflines rising from these lots that would obstruct views

The new subdivision road -- to be called Island View Terrace -- was originally proposed for location further down the road coming from Route 1; that location had been mowed and flagged in preparation for this Walk. However, Mr. Gartley had recently determined that locating the road further up the hill toward Route 1 resulted in less wetland impact - helping to meet the goal of keeping the project under the threshold for a full NRPA permit. He noted that wetland impact from Phase I must be factored in to determining whether or not this threshold has been met; this change makes sense for other reasons as well: reducing the number of times wetlands must be crossed; reducing the length of the crossings; and reducing the size of culverts.

There followed some discussion of drainage down from the hills across the road and how it traveled to the Bay. Mr. Gartley explained that the terrain directed much of the stormwater toward a natural drainage ditch to the south of the fields that becomes an actual stream before empties into the Bay. They will present a complete Stormwater Drainage Plan when they submit the actual application. Meanwhile, that Plan is also required as part of the DEP Stormwater permit that will be required because of the wetlands impact.

There was discussion of the view easement - a lot owner abutting Harbour Point Drive (but not part of Phase 1) is directly across from the view easement corridor. She has complained to the Town Office about the fact that the Town is not maintaining the corridor to keep vegetation under control per the Easement Agreement. That Easement controls the height of trees and shrubs within the view corridor, and Mr. Foster wondered if similar language could be made to apply to the Conserved Areas within Phase II as a Condition of Approval. That would mean vegetation would not be allowed to grow up and block the view from Route 1 down over the fields.

There being no further business before the Board they adjourned at 5:30pm.

Respectfully Submitted,
Jeanne Hollingsworth, Recording Secretary