

Town of Lincolnville
Planning Board Meeting Minutes DRAFT
January 8, 2020
7:00 pm

Call to order:

The meeting of the Planning Board convened at 7:00 pm. These minutes are a summary of the Board's discussion. A video of the meeting is available at the Town Office.

Members present: ◇ Chair, Michael Cummons
◇ Dorothy Havey
◇ Janis Kay
◇ Sandy Delano
◇ Scott Harrison
◇ Jay Foster, alternate

Others: CEO Frank Therio
Steve Case, Applicant
Lois Lyman, PB Clerk

Agenda:

1. Subdivision

Preapplication meeting to determine a site inspection date and design designation in requesting a revision of an approved minor subdivision to become a major subdivision, Harbor Ridge Subdivision

Owner: Steve Case and Margaret Case
Map16, Lot 8
Zone: General District

Exhibits Submitted by the Applicants:

1. Warranty deed showing the sale of the property from Richard and Elaine Knight to Steven and Margaret Case, dated April 4, 2013.
2. A stormwater runoff assessment of the property by Jonathan C. DeWick, C.E., of Pine Tree Engineering. The report includes:
 - a. Erosion and Sedimentation Control Plan
 - b. Stormwater management Long Term Inspection & Maintenance Plan
 - c. Road ditch turnout plan view
 - d. Road ditch turnout section view
3. Soil inspection report by Joseph E. LaBranche, LPLS, LSE for the proposed new lots and building placements.
4. the Subsurface Wastewater Disposal System Application to the Maine Dept. of Health & Human Services, Div. of Environmental Health.
5. Preliminary Site Plan showing applicant's design of new lots C,D, and E with proposed locations of six small houses, soil test sites, and road changes, as well as abutting properties on the same side of Route 1.
6. A Town of Lincolnville application and preliminary list of abutters.
7. Small map showing the property lines within context of the tax map.

Presentation of Steve Case, Applicant:

The parcel to be divided consist of 19.5 acres, consisting mostly of rock and ledge. Case is a site contractor by trade and has been working on the site since 2013. Five years has elapsed, so Case is now able to subdivide. Because the subdivision was originally a three-lot subdivision, the new lots will make it a six-lot major subdivision, rather than minor (all lots are shown on the plan, with proposed house locations). The three new lots will have shared well and septic systems, a system that is legal according to CEO Therio. Two lots will have two rental houses and one will have three rental houses, all six to be 1-2 bedroom size. Case intends that the houses are to be long-term rentals. The lots cannot be subdivided for sale without coming back to the Planning Board.

The plan proposes a paved road of about ½ mile that adheres to Town road standards. It stops at the point where a hammerhead creates a turnaround. The road beyond that is his own driveway, which will remain gravel. Case will maintain the road as long as the property is his.

On the proposed plan, Case identified the new retention ponds, riprap, and other aspects of the proposed water management system that are detailed in the engineering documents provided. The plan is to have stormwater water spread out and dissipate before flowing under Route 1.

Foster pointed out certain points in Article Four that he felt should be considered for a preapplication. Havey moved that the Board follow Article 4 for preapplication, site inspection, and design designation for the Harbor Ridge subdivision. Scott seconded. The motion passed.

Foster asked whether the subdivision is in a viewshed, in which case a conservation subdivision would be required. It was determined that since the previous plan with the same outer boundaries had already been approved as a minor subdivision, this plan would not present a view shed problem either. The view shed map is in the maps area at the Town Office.

Foster pointed out that section 10 contains State requirements, whereas 11 and 12 are Town standards.

The next Board meeting will be on February 12. **The site walk** will be held on Monday, January 21 at 10:00 a.m., which will allow the Town time to publicize the meeting and notify abutters and interested parties.

2. Update on Wag It dog training property on Calderwood Lane

Therio informed the Board that the applicants' extension of interest in the property had lapsed. Another buyer has appeared and purchased the property. That buyer is not planning to change the use; so that plan will not come back to the Board.

Chair Cummons moved that the meeting be adjourned at 8:15 p.m.

Respectfully submitted

Lois B. Lyman, Planning Board