

PLANNING BOARD MEETING MINUTES

OCTOBER 4, 2021

MEMBERS PRESENT

**MOLLY BUTLER-BAILLEY
JAMES ANDERSON
SUSAN DURST
SCOTT FIRMIN
GEORGE FOX
VINCENTGRASSI
THOMAS HUGHES**

STAFF PRESENT

**THOMAS POIRIER, DIRECTOR
OF COMMUNITY
DEVELOPMENT
CAROL EYERMAN, TOWN
PLANNER**

Chairman Molly Butler-Bailey called the meeting to order at 7:00 p.m. All members of the Board were present.

APPROVAL OF THE SEPTEMBER 11, 2021 MEETING MINUTES

George Fox MOVED and James Anderson SECONDED a motion to approve the September 11, 2021 meeting minutes as written and distributed. Motion CARRIED, 6 ayes (Scott Firmin abstaining as not having been present at the meeting).

COMMITTEE REPORTS

- A. ORDINANCE REVIEW COMMITTEE** -Mr. Grassi reported that the Committee met this evening and discussed two items: phasing of subdivisions, with more review anticipated, and agritourism, with more review anticipated as well at another workshop.
 - B. COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE** – Mr. Anderson reported that this committee met this evening to review proposed amendments to the Village Expansion District regarding interconnectivity of subdivisions having at least two connections to existing roads in the Village Expansion District. More information is to be provided for further review on definitions on financing for such interconnectivity and possible financial hardships.
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ADMINISTRATIVE REVIEW REPORT – Ms. Eyerman advised the Board that there is one application under review, Moderne Rug, for a vacant lot at 601 Main Street. The applicant would like to construct a 8,700 square foot building to move their current operation into the new building.

**ITEM 1 Public Hearing – Land Use and Development Code Amendment –
Narragansett Mixed Use Development District**

Ms. Eyerman advised the Board that during a recent project review, staff noted that there is a discrepancy in the recent ordinance amendment, so this amendment is to make two front yard setbacks the same, with the correct number 50 feet. Section D is to be changed to correct the discrepancy between the two front yard setback numbers.

PUBLIC COMMENT PERIOD OPEEND: None offered.
PUBLIC COMMENT PERIOD ENDED.

Mr. Fox asked if there is any potential development anticipated that may be impacted by this change. Ms. Eyerman said the discrepancy was discovered during a review of a project before the Board, but the project was at sketch plan phase and has not had a public hearing, Mr. Fox confirmed that there is nothing else that has been approved which could be affected by the correction.

Vincent Grassi MOVED and Susan Durst SECONDED a motion to recommend adoption by the Town Council of the proposed amendment to the Narragansett Mixed-Use Development District. Motion CARRIED, 6 ayes (1 nay, Thomas Hughes).

ITEM 2 Public Hearing – Site Plan – hep Energy USA, LLC – a request for approval of a ground-mounted 4.875 megawatt photovoltaic installation on 20 acres of leased area of a 68 acre parcel located at Wescott Road. Zoned Rural, Map 86, Lot 13.

Ms. Eyerman described the project to the Board, noting that the proposed site is currently used as a hay field, contains a branch of the Little River, Skunk Knoll Brook, wetlands, mature canopy trees and understory. She said that the Rural zone allows for public and private utility facilities such as this. Items to consider include an addition of the width of Wescott Road to be added to the plan, stormwater items to be addressed, a decommissioning bond needs to be provided, and a portion of the property is in the 100 year flood plain but not where development is proposed.

Jeffrey Read, P.E., Sevee & Maher Engineers, Inc., said that they have prepared responses to staff's comments received late last week, acknowledged that the Board members have not yet had a chance to review those comments, and asked for permission to distribute the hard copies of the comments. Those were distributed by Jenny Gilbert of Sevee & Maher. Ms. Eyerman advised the Board that staff has not yet reviewed the comments since they only came in today.

Mr. Read said there were no comments that changed the engineering of the project, either road design or array design, and any culverts, level lip spreader layout, are all intact from what had been shown previously. Mr. Read noted that there was an administrative item regarding a performance bond, which they typically address prior to building permit, generally after project approval. In addition there was a question about the actual construction in terms of schedule, with a start time in June and completion in November of 2022. Comments from the Town's review engineer involved additional information on erosion sediment control and post construction practices, which have been outlined in the standard notes of the plan sets; however, written sediment and erosion control plans have been provided to the Board this evening.

Mr. Read noted that a decommissioning plan has been provided which outlines what happens at the end of the solar array lifetime. He referred to the Town Attorney's comment about the need for a decommissioning bond, which he anticipates will be taken care of after approval but prior to the issuance of a building permit, so that before any work takes place, both the performance bond and the decommissioning bond would be in place.

Mr. Read said that what has been provided to the Board tonight also includes an updated plan set.

PUBLIC COMMENT PERIOD OPENED: None offered.
PUBLIC COMMENT PERIOD ENDED.

Mr. Fox confirmed with Mr. Read that what was presented to the Board this evening is in full compliance with the comments provided by the staff notes. Ms. Butler-Bailey confirmed with Ms. Eyerman that the two bonds under consideration typically would be addressed as conditions of approval, and described the process involved in the approval of a schedule of values for construction of the project. Ms. Eyerman said the decommissioning bonds have been instituted for these solar projects because they are long term and do have a life span, and the bonds ensure that the Town has the funding in place if it becomes necessary. She said that both the performance guarantee and the decommissioning bond can be treated as conditions of approval.

Ms. Eyerman explained that staff review memos are put in place for the benefit of the Board and it is not necessary that the applicants and their engineers respond to the review memos until after the meeting. This is to allow the Board to add or edit to what is in a review memo. She said that a turnaround response from an applicant in a short period of time is not expected.

Mr. Fox and Mr. Read discussed the proposed landscaping plan and the tree species being suggested, with what will be planted to be 5 or 6 feet tall and as evergreens will grow quickly with minimal maintenance required. Mr. Fox and Mr. Read discussed the residential abutter to the north and the existing vegetation on that abutter's property. Mr. Fox confirmed that all of the fencing will be 7 foot black vinyl coated chain link fencing.

Mr. Anderson said he is comfortable with what the applicant has submitted tonight, but said he is not sure how the Board will address Ms. Eyerman not having had a chance to review it. Mr. Read replied to Mr. Anderson that the access road has been pulled away some 20 or 30 feet from the boundary to provide a separate entrance at the request of the Fire Chief.

Mr. Firmin said this was a package that was just submitted, noting he would be more comfortable putting the item on a consent agenda, pending staff review. Mr. Firmin confirmed with Ms. Eyerman that a performance bond for the decommissioning is the same thing as a decommissioning bond. Ms. Butler-Bailey agreed with Mr. Firmin, as did Mr. Fox, who said that not having given staff enough time to review the submission is probably not a good practice.

Scott Firmin MOVED and Thomas Hughes SECONDED a motion to place further review of hep Energy USA, LLC's request for site plan approval for construction of approximately 20 acres of 4.875 megawatts ground-mounted photovoltaic solar array and associated infrastructure including a perimeter fence for the property located off

Wescott Road on Map 86, Lot 13 in the Rural zoning district, on a consent agenda, pending responses to remaining issues. Motion CARRIED, 7 ayes.

ITEM 3 Public Hearing – Gravel Pit Amendment – Grondin Aggregates, LLC – Brandy Brook Quarry – a request for approval to include the addition of a winter salt storage shed and stump and brush processing. Zoned Rural, Suburban Residential and Urban Residential, Map 42, Lot 5.

Ms. Eyerman advised the Board that since the applicant was before the Board in December of 2020, there have been a number of meetings among staff, the applicant and his engineer. The current application is for a salt storage shed and stump grinding approval; however, there is history that needs to be reviewed, as well as a previous decision to be reviewed and to insure it is complied with. There was a blasting permit granted in 1998 and at that time there was a condition of approval that allowed the quarry to be 10 acres in size and required that each phase be reviewed and approved prior to the start of the next phase. She said there have been 3 amendments since the 1998 blasting permit as listed in the Board's review memo.

Ms. Eyerman said that in particular the reclamation process needs to be addressed, as outlined in the ordinance that "A reclamation plan must be submitted to the Planning Board, and the site shall be reclaimed in accordance with the requirements of this Section. The reclamation work shall be completed within nine months of the closing of a site (or a portion of a site with regard to phased reclamation plans) or approval of the reclamation plan, whichever occurs later. Reclamation of continuing operations shall be conducted in phases, if necessary, so that there is never open more than fifteen (15) acres of pit area or fifty percent (50%) of the pit area for pits less than fifteen (15) acres in size. " Ms. Eyerman said the Board should determine if the written plan meets the intent of the ordinance and the condition of approval from 1998. She noted that two different acreage amounts are involved: the condition of approval from 1998 says there is a limit of 10 acres; the ordinance now says there is a 15 acre limitation.

In addition, Ms. Eyerman noted that there are comments from the Town's peer review engineer about stormwater treatment.

Larry Grondin, RJ Grondin & Sons, came to the podium and gave an in-depth history of the quarry, describing the steps involved in this application. Mr. Grondin noted that a site walk was held in April, a meeting with Town staff in May, two additional site walks in May with the Public Works Director and an abutter, and another meeting with Town staff in May. One of the items resulting from the meeting in December is that the existing conditions plan is not up to date, they have worked on getting recent data for that, as well as updating and clarifying certain stormwater details. He said that the wood processing area was proposed toward the top of the operation and that has since been changed primarily to mitigate noise by bringing it down to the lower floor of the pit.

Mr. Grondin said that they have tried to verify that the stormwater flow direction, heading in the original approvals in a westerly direction, is toward Route 25. There are always BMPs in place

as far as check dams are concerned, erosion control methods are used frequently, and with this current amendment, erosion control has been updated as well as the stormwater plan.

Mr. Grondin, noting abutters' comments about inspections, said they do have regular inspections through Maine DEP, with the most current one having been in April of this year. They are in two different DEP programs, a Multi-Sector General Permit and in the mining DEP program. Those inspections are all public record.

Referring to the comments about salt shed and well water safety, in this proposal they have chosen to sign up with DEP for salt shed siting storage. All the siting criteria and operations standards are provided through the state, and they have been approved with no issues. They have added an impervious loading area in front of the shed, which is not required but at another location has been shown to be useful and effective. The wood processing operation will be sited lower in the bottom of the operation which will mitigate the noise issue as opposed to the original location closer to the top.

Mr. Grondin spoke next about reclamation, saying that some has been done this summer. In 1998 the approval said that at no point shall the existing quarry grow more than 10 acres than where it is. At that time the quarry was about 4.6 acres in size. He said that right now they are at 15 acres, with some having been reclaimed this summer along Route 25. Mr. Grondin said there was work done in both phases 1 and 2 simultaneously, and they intend to focus on phase 1, which will help facilitate and speed up the reclamation process, going back to what the original phasing was intended to be.

Shawn Frank, Sebago Technics, advised the Board that the lidar topography previously used in the existing conditions plan has now been updated, combining the field and lidar data. Mr. Frank said the wood processing area, at the bottom of the pit, is an existing impervious surface, and the proposed salt shed area has been utilized for materials stockpiles and does not increase the impervious area.

Mr. Frank referred to the drainage around the salt storage itself, saying that the access road is super elevated back towards the low area in front of the shed's concrete apron, there is a culvert crossing the road which has recently been installed to direct water to a large level spreader, and ultimately directed to Route 25 and not toward abutting property. Mr. Frank said that about 6 acres of what was the watershed is now actually going into the quarry and the peak rate of runoff is less than what it was in 1998. Mr. Frank referred to comments from the Town's review engineer and said the calculations have been based on peak rates of runoff rather than volumes of runoff. Mr. Frank said they will work with abutters to minimize any potential impacts.

PUBLIC COMMENT PERIOD OPENED:

Ms. Eyerman referred the Board to the abutters' comments which have been received and uploaded to the drive to be incorporated by reference and included in the record as follows:

Guy McChesney (11/30/20; 12/16/20)

Aaron Frederick (11/30/20)

Alton Benson (12/03/20; 12/16/20; 12/18/20; 12/19/20; 04/05/21; 05/17/21; 09/29/21)

Sara Hickey (12/20/20)
Michael Clark (12/31/20)
Katherine Benson (12/07/20)
Pamela Benson (12/03/20)
Margaret Young (12/03/20)
Gorham Property Owner, Anonymous (03/10/21)

Aaron Frederick, 77 Lovers Lane, expressed concerns about the restoration of sea run migratory fish to this waterway, noting that with the removal of the Saccarappa Dam in Westbrook, sea run fish like alewives, blue back herring, and shad can return to the Little River and tributaries for the first time in 300 years. Full fish passage was just restored last year and there were thousands of fish at the base of the Mallison Dam, demonstrating that the fish are coming back. Mr. Frederick referred to section 8 of the quarry statute wherein it says that all quarries should be internally drained with no exception to that rule. He expressed concern that there could be other sediments that could have the potential of going down into Brandy Brook. Mr. Frederick asked if the size limitation is on the specific boundaries of the quarry itself or the overall exposure of open sediment to the elements and thus to erosion and possible flow into the waterways.

Neil Hickey, 121 Cressey Road, spoke of concerns about the magnitude of the quarry, how large is it, and how large can it be. He says his property is directly across the street from the quarry and he is concerned about noise that could increase with the stump and brush processing. He asked who will be held responsible for oversight of the quarry's operations. He asked if there could be an example of what a stump grinder would be.
PUBLIC COMMENT PERIOD ENDED.

Mr. Firmin asked for more information about controls for salt on the site and how exposure would be minimized. Mr. Grondin replied that around the entire operation there are undisturbed buffers, with a concentration along Route 25 where most of the watershed is going. The buffers are anywhere from 75 to 150 feet, primarily wooded with deciduous and evergreen trees and low-lying shrubs. Mr. Grondin said at the edge of the operation there are multiple best management practices, such as crushed stone as a berm to catch sediment, erosion control such as stump grindings, which is one of the processes being proposed to be made with the stump and brush grinding. Mr. Grondin said that "wood processing" involves just raw wood, brush and stumps, no construction debris or anything similar. On the downhill side there are sometimes two and three levels of barriers before getting into the undisturbed buffers, a preset number dictated by DEP and the Town.

Mr. Grondin said the salt is going to be stored under a canvas canopy on blocks on an impervious pad underneath. He said that DEP requires that the pad need only be built under where the salt will be stored, but they propose to build an additional 30 feet beyond which will not be under the canvas, but there will be no storage there and it will be simply for loading. Any salt spilled in that area can be swept back in underneath the canopy. Mr. Grondin said water will be directed away from the salt shed to mitigate any salt going downstream.

Replying to Mr. Frederick, Mr. Grondin said that most of the quarry is internally drained. They do have a variance to be externally drained because the lower end of the quarry is at least 20 feet

vertical feet lower so they have a variance from Maine DEP and the Town to have the lower end externally drained. As the quarry gets bigger it will capture more water.

Mr. Firmin asked if the sweeping mentioned by Mr. Grondin was after-the-fact or during, and what prevents water taking the salt running across the pad to be built and directly into the storm drainage system. Mr. Grondin replied that salt is never brought to stock the shed when it is raining, and if any salt is spilled, it is scraped back into the shed. Mr. Hughes asked if there has been any measurement of any salt intrusion into Brandy Brook; Mr. Grondin replied that they have never stored salt here before. Mr. Grondin replied to a query from Mr. Hughes that a noise study was performed at the property line, and they would be happy to do it again. Ms. Durst asked who would be responsible for when the salt is being delivered or picked up. Mr. Grondin replied that the quarry is operated year round and there are a minimum of two people on site at all times, so it would be their responsibility. Mr. Fox asked what the operating hours would be for the salt shed. Mr. Grondin replied that nothing outside of their operating times is being proposed. Those times are 6:30 a.m. for loading, and 7:00 for operating the processing system, which needs to finish by 5:00 p.m., however, the ordinance says they can go to 6:00. Mr. Grondin replied that no changes are proposed to the hours of operation for either the salt shed or the stump grinding operation. Replying to a further question from Mr. Fox, Mr. Grondin said that the stump grinding equipment will not exceed the aggregate processing equipment and will be located in an almost identical spot. Mr. Fox asked for some manufacturer's information about the stump grinding equipment would be helpful. Mr. Fox said he wants to be sure that the Board does nothing to contribute to the abutters' concerns. Ms. Butler-Bailey asked Mr. Grondin to provide decibel levels for the current equipment to make sure that it is the same or less for the decibel levels provided for the stump grinding equipment.

Mr. Firmin asked if a noise study can be a condition of approval; Ms. Eyerman replied it could be. Mr. Firmin asked Mr. Grondin if a condition of approval can be that they are actually meeting the standard. Mr. Grondin replied he would be willing to have that as a condition of approval with a caveat that because of the upcoming winter, he would not want the wood processing operation to slow down approval of the salt shed. Mr. Firmin said it would be a commitment to demonstrate that the noise requirements are being met while in operation. Mr. Grondin said they can do that this fall because they typically don't run in the winter.

Mr. Firmin referred to Finding of Fact F., Stormwater, asking about the apparent typographic error that "The site does *not* have adequate provisions..." Ms. Eyerman confirmed that is in fact a typo. Mr. Grondin said that the peak rate runoff is less. Mr. Firmin also noted that the conditions of approval are incorrectly numbered.

Mr. Grondin told Mr. Firmin that the pit size is just about 15 acres, and additional reclamation is proposed of taking an acre and reclaiming an acre, taking them back to the original phasing intent. Mr. Grondin said they are adhering to the requirement and going forward they will continue to adhere to it.

In reply to Ms. Butler-Bailey, Ms. Eyerman said that the 1998 condition of approval says 10 acres, the current ordinance says 15 for reclamation and phasing. Knowing that the Board does not change conditions of approval from previous planning board decision, Ms. Eyerman asked if

the Board would do that now. In addition, at what stages would the Board like to see a phasing plan, is more information needed on the plan to know now what the actual acreage is, with a physical calculation to have it on the plan and mark off the areas of reclamation, so that the plan ultimately approved by the Board has sufficient information available in five years' time for anyone looking at the plan. Mr. Grondin said the original quarry was just under 5 acres, so the original 1998 condition says "10 additional acres," for a total of 15, which is consistent with today's standard. Mr. Fox suggested considering having the current opening included on the plan, they have done a survey and are working on reclaiming a specific section of the property, so it should be relatively easy to distinguish on the plan what the opening is as of this date and specifically what the reclamation plans entail. Mr. Grondin said they would prepare something for staff. Mr. Grondin told Mr. Fox that there is no expectation that there will be a phase 4.

Mr. Grondin referred to the staff notes comment that "The time frame for full reclamation is five years," noting that statement is incorrect because that is not the whole buildout.

Ms. Butler-Bailey asked Ms. Eyerman to provide the Board with copies of the original conditions of approval.

Mr. Anderson and Mr. Frank discussed the review engineer's comment about pre and post development runoff, with Mr. Frank saying that if he will provide more information to the review engineer to clarify the questions raised.

Ms. Butler-Bailey asked Mr. Grondin and Mr. Frank understand what the Board is looking for. Mr. Grondin replied that they will provide a noise study at the property line, which could be after-the-fact. Ms. Butler-Bailey said in terms of decibel levels, the Board would like that upfront. Ms. Butler-Bailey said the Board will look to staff for the materials it needs to review further.

Mr. Fox and Mr. Frank discussed whether or not it would be possible to predict what the noise would be at the boundary line based on a point source of noise. Mr. Frank said that would probably be included in the manufacturer's information. Mr. Grondin said the stump grinding would probably happen only twice a year for a week at the most, so compared to the aggregate processing it is considerably less. He said if the noise issue would prevent approval, he would prefer to table it so that hopefully get the salt shed approved tonight if possible. Ms. Butler-Bailey commented that there is the noise issue, stump issue and the reclamation issue.

The Board discussed with Ms. Eyerman if it is possible to split out the project approval, with Ms. Eyerman saying that it is an option. Mr. Firmin said there also is more information needed about stormwater. Ms. Butler-Bailey said she would be concerned with splitting out the two items without addressing the overlying the 10 acre vs. 15 acre issue. Ms. Eyerman said that the next available Board meeting date is in December, as the November submission date has already passed. Mr. Grondin and Mr. Frank said they can provide the Board with all the information it needs.

Scott Firmin MOVED and George Fox SECONDED a motion to postpone further review of Grondin Aggregates, LLC's request for major site plan approval for a salt

**storage shed and stump grinding operation pending responses to remaining issues.
Motion CARRIED, 7 ayes.**

Five Minute Break to 8:53

ITEM 4 Public Hearing – Site Plan – Dillan Hesseltine – Summit Community Church
– a request for approval of 22,752 square foot community church, day care and function center on property owned by Moody’s Co-Workers and located at Narragansett Street and Cressey Road. Zoned Suburban Residential, Map39, Lot 2.

Ms. Eyerman explained that this item was last before the Board on September 13, 2021, noting that the project is planned for two phases, the first being the construction of the main church, parking, sidewalks, driveway, stormwater and landscaping. The second phase would be the construction of an additional building. Items of note include a special exception request reviewed and approved by Planning Board, the Town will need an easement for the sidewalk along Cressey Road, the landscaping, lighting and traffic responses were submitted on September 20, 2021 and are under review, and comments are pending from the Town’s peer review engineer as well.

Mr. Anderson advised the Board that he works for Great Falls Construction, which represents Summit Church, and therefore asked to be recused from participating in the discussion of this item.

George Fox MOVED and Vincent Grassi SECONDED a motion to allow Mr. Anderson to recuse himself from participation in the discussion of this item. Motion CARRIED, 6 ayes (James Anderson abstaining).

Craig Burgess, Sebago Technics, noted that many members and staff of the church were present, as well as Jon Smith of Great Falls Construction. Mr. Burgess said that additional review comments have been received from the Town’s peer review engineer and they are hopeful for approval tonight with conditions of approval to respond to those review comments. A financial capacity statement has been provided as required. Mr. Burgess said that Summit Community would like to keep an area as gravel in the first phase for 51 parking spaces, with 74 parking other spaces provided. Summit would anticipate paving that gravel area in perhaps 5 years, but that would depend on the church’s growth over the years. Phase 2 would be the additional expansion of the building, as well as paving of the back southerly parking area.

PUBLIC COMMEND PERIOD OPENED: Bruce Elder, 24 Elizabeth Street, discussed the sidewalk connection requirement to an existing sidewalk, saying there is no existing sidewalk on Cressey to which to connect.

PUBLIC COMMENT PERIOD ENDED.

Ms. Eyerman explained that the ordinance states that sidewalks will run to and within the site. There is a calculation in the ordinance that allows for payment of a fee to run sidewalks to the site, but that doesn't alleviate the requirement to run sidewalks in front of the site. Therefore the requirement is to have the sidewalk run along Cressey Road. Mr. Burgess said that the applicant will construct the sidewalk along Cressey as part of phase 1 and pay the in lieu fee for the Narragansett Street sidewalk.

Mr. Firmin and Mr. Burgess discussed the proposed parking in phase 2, with Mr. Burgess saying that more parking was provided than was required, built to a typical parking lot pavement section, the only difference being the top paving would not be placed as part of phase 1. Mr. Firmin asked if that would become an area where people would park anyway. Mr. Fox said he anticipates that the applicant is trying to control costs, and if there is enough parking without building the proposed gravel lot, should the applicant even build out the gravel lot, and would it be better not to build it at all if there is sufficient parking without it. Mr. Burgess said that the church would review the parking needs over the next five years, and as they grow to assess whether or not they need that. They do want to keep that parking on the table, however, as part of this project in case it is needed. Ms. Butler-Bailey asked if it is possible not to put gravel on that area and asked what is inside the church at that location. Mr. Burgess replied that some of that is required for fire access turnaround, and there will be a dumpster at that location as well, and that offices will be located at the end of the church.

Mr. Fox asked if there is anything in the ordinance about parking lots under these conditions, and if that is going to be considered a parking lot, is there a requirement that it must be paved. Jon Smith, Great Falls Construction, said that applicant is trying to save costs, and would like to see that parking lot as gravel and not paved. Ms. Eyerman confirmed that a parking lot is required to paved and striped with drive aisles. Mr. Fox asked if there is an option to have that area not be parking at all. Mr. Smith asked for confirmation that gravel parking lots are not allowed, even if they meet their requirements in the paved parking lot area.

Mr. Firmin asked if the Fire Department's standards for emergency access can be satisfied with a gravel access and said his concerns run to traffic flows, access, proper striping, other safety issues, and leaving it to the applicant to decide that at some time money can be expended to actually pave something that might be meeting their needs is not something he has seen the Board approve.

Travis Bush, 175 Mighty Street, Senior Pastor, Summit Community Church, said they are not building another church building, they are trying to bring a community center to Gorham as a gift to Gorham. He said they want this to grow so that the community will use it.

Mr. Smith asked if research can be done now on whether gravel parking lots are allowed. Ms. Eyerman suggested that the Board take a recess while she does research in the ordinance. Ms. Butler-Bailey suggested moving ahead with the last agenda item and then resuming discussion on this item.

Scott Firmin MOVED and George Fox SECONDED a motion to table this item until after discussion on Item 5 of the agenda and return to discussion on this item following Item 5 on the agenda. Motion CARRIED, 7 ayes.

Mr. Anderson returned to the dais.

ITEM 5 Kurt Seiferth – Private Way – Lisa’s Point – a request for approval of Lisa’s Point, a 2-6 lot private way off Hurricane Road. Zoned Rural, Map 94, Lot 4-2.

Ms. Eyerman explained that this application is for a 900-foot private way off Hurricane Road. Ms. Eyerman left the Council Chambers at this point to do research on the question raised during discussion on the previous item.

Dustin Roma, DM Roma Consulting Engineers, told the Board this is an application for a private way over an existing gravel roadway built on a 27-acre property. There is no dwelling currently on the property but there is sufficient road frontage with water front down on the river. The road was professionally built and testing has been done. The roadway is 16 feet wide now, suitable for one house lot, and it is proposed that one house will be built on the property with potentially a gift lot over the next year or two, but it is intended to widen the roadway to accommodate two to six lots in the future under the current ordinance. A widening of 6 feet in width on one side of the road is proposed with the installation of underground power in the same location. The entrance to the roadway will be paved as an apron, as per the ordinance.

PUBLIC COMMENT PERIOD OPENED:

Mr. Fox commented the application seems fairly straightforward. Mr. Roma replied to Ms. Durst that the final plan submitted for the Board’s endorsement will show the entire 27 acre parcel, another 600 feet or so beyond what is currently shown. Mr. Firmin commented about the Fire Department’s requirement to show measurements of the hammerhead on the plan with no driveways allowed off the hammerhead. Mr. Roma said he will meet with the Fire Chief to show a new driveway location.

Vincent Grassi MOVED and Thomas Hughes SECONDED Move to grant Kurt Seiferth’s request for approval for an approximate 900 foot private way designed to the Town’s 2-6 lot/dwelling unit private way standard, located on Map 94, Lot 4-2 and situated in the Rural/Manufactured Housing zoning district, based on Findings of Fact and with Conditions of Approval as written by the Town Planner. Motion CARRIED, 7 ayes.

ITEM 4 Public Hearing – Site Plan – Dillan Hesseltine – Summit Community Church – a request for approval of 22,752 square foot community church, day care and function center on property owned by Moody’s Co-Workers and located at Narragansett Street and Cressey Road. Zoned Suburban Residential, Map39, Lot 2.

Scott Firmin MOVED and George Fox SECONDED a motion to remove Item 4 from the table for renewed discussion. Motion CARRIED, 6 ayes (James Anderson recused).

Ms. Eyerman advised the Board that in Chapter 2, Section 2-2, subparagraph b, there is a requirement for commercial, industrial and institutional uses to have 2 inches of bituminous concrete. Ms. Eyerman quoted from the ordinance that "The surface of driveways, maneuvering areas and parking spaces shall be uniformly graded with a subgrade consisting of well compacted gravel or equivalent materials at least 6 inches in depth. For commercial, industrial and institutional uses and apartment buildings the driveways, maneuvering areas and parking areas shall be covered with 2 inches of bituminous concrete, properly prepared and laid in two courses of 1 inch each." Ms. Butler-Bailey asked if that would be just for the required parking spaces under the ordinance, or would that be for any parking spaces intended to be used. Ms. Eyerman replied that is for all off-street parking spaces.

Ms. Eyerman suggested as a solution that a drive aisle be maintained around the building for fire access, and the rest of the parking area be grassed over with a note on the plan indicating "phase 2 parking." Mr. Smith said that if it cannot be gravel, they will do two inches of base pavement on it.

George Fox MOVED and Vincent Grassi SECONDED a motion to approve Summit Community Church's request for approval to allow construction of a 22,752 square foot community church, day care and function center at Narragansett Street and Cressey Road, zoned SR, Map 39, Lot 2, with Findings of Fact and Conditions of Approval as written by the Town Planner. Motion CARRIED, 6 ayes (James Anderson recused).

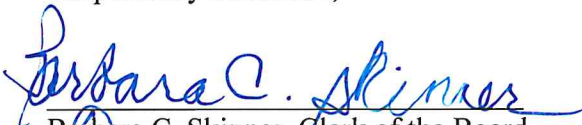
OTHER BUSINESS	Ms. Eyerman advised the Board that there will be workshop on October 18, 2021 at 6:00 p.m., to go over how to review a clustered/conservation subdivisions. Invited have been the Town Council, the Conservation Commission, and the Presumpscot Land Trust executive director. In reply to Mr. Fox, Ms. Eyerman said the discussion is not intended to be project specific.
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ANNOUNCEMENT	NONE
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ADJOURMENT

Scott Firm MOVED and Susan Durst SECONDED a motion to adjourn. Motion CARRIED, 7 ayes. [10:00 p.m.]

Respectfully submitted,


Barbara C. Skinner, Clerk of the Board
October 4, 2021