

**FALMOUTH PLANNING BOARD MEETING MINUTES  
TUESDAY, AUGUST 2, 2011, 6:30 P.M.  
FALMOUTH TOWN HALL, COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Bill Lunt (Chair), Bernie Pender, Bill Brogan, Becca Casey, Heddy Snyder, Kermit Stanley (Alternate), Walter Arsenault (Alternate)

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Ethan Croce (Senior Planner)

Meeting started at 6:30 pm.

**1. Approval of July minutes**

Becca Casey moved to approve the minutes with a couple additions; Heddy Snyder seconded. Motion carried 5-0.

**Administrative Action Items**

**2. Falmouth Little League** - Request for a site plan amendment for new dugouts at Legion Field. Tax Sheet 240; Map-lot U58-004. Zoned RA & SB1.

**3. Addison Capital, LLC** – 12 Northbrook Dr. - Request for re-approval of a site plan for a two-building office park. Tax Sheet 161; Map-Lot U59-010-A1; zoned BP & SP (Shoreland).

Becca Casey moved to approve items 2 and 3; Bill Brogan seconded. Motion carried 5-0.

**Agenda Items**

**4. (Tabled) Wal-Mart Stores, Inc.** – 206 US Route 1 – Request for site plan review for a proposed expansion. Tax Sheet 320; Map-Lot U52-002. Zoned SB1 and Village Center Overlay.

**5. Cumberland County Federal Credit Union** - 101 Gray Rd. - Request for sketch plan review of a proposed building addition and parking lot expansion. Tax Sheet 371; Map-lot U44-001. Zoned VMU.

Ethan Croce said there weren't too many specific staff comments. One of the abutting properties is owned by the credit union. It would need to be joined or worked on separately. Section 9.14 requirement for curb cuts along Route 100 was identified as a discussion point. There were technically three curb cuts, but only one served the Credit Union. He believed there was a lease arrangement with the telephone company there. Technically it did conflict with that ordinance standard. More comments would be forthcoming on the site plan submittal.

Becca Casey asked to be recused because her firm is working on the project.

Bill Brogan moved to accept Becca Casey's recusal; Bernie Pender seconded. Motion carried 4-0.

Walter Arsenault was appointed a voting member.

Scott Harriman, President of CCFCU, said they were looking forward to the Planning Board's opinion.

Bill Lunt belonged to the CCFCU and wanted to state that it didn't have any effect on his role of serving on the Planning Board for this item.

Dustin Romo of Sebago Technics said they were aware the site was made up of two parcels. There will be a slight encroachment of paving and a sewer connection over the parcel line. He said they would be happy to work with staff to consolidate the two properties. For the curb cuts, the two gravel ones were there for vehicles to turn around. He said they could look at the possibility of closing the one closest to the entrance and landscaping that area. The cabinet got maintenance about once per month. They could try and merge the entrances of the cabinet and the main entrance to the Credit Union. They would propose to close off one of them.

Bill Lunt said that would be something the Board would be looking for. He didn't think they had the 200 feet of room for separation.

Mr. Romo explained the proposal was a 40x40 two-story addition. The existing building was a 36x72 two-story. The purpose was for additional conference area and offices. In addition, they were looking to construct 25 extra parking spots. It would be the main area for all of the branch locations. They would like to incorporate space to hold functions there instead of renting spaces out. They had looked at the Exit 10 Guidelines and tried to follow those. They were looking to do some tables and landscaping in one area. For landscaping, they were going to propose a landscape berm near the parking lot to give a four-season buffer area. There would be some additional site improvements after the construction was complete. Once the addition was put on they would make it look like one building. They would upgrade some of the sidewalks in the area. They had selected a contractor, which was not the case at the time of submission.

Heddy Snyder wanted to know what was happening with the septic system.

Mr. Romo said they were eliminating the septic system that was there and would be going in the public sewer system.

Bill Lunt asked how much encroachment there was in the other parcel.

Mr. Romo said they could probably keep the parking lot on one lot but there might need to be grading on the other one.

Cordelia Pitman, of Wright-Ryan Construction, explained the floor plan. She showed a rendition of what the addition would look like. They had kept the same language of the building. They were going to re clad the vinyl to unify the building. They were looking to have a base on the building.

Bill Lunt asked if the new parking lot would be raised on one end because of the lay of the land.

Mr. Romo said there would be about a five foot drop from the drive lanes.

Bill Lunt asked if they were going to raise it up so it would be level.

Mr. Romo said they were going to keep it at 5% slope so it would run off the storm water.

Bill Lunt said they may want to have a rendering of that when they came back. He wanted him to elaborate on the storm water.

Mr. Romo said everything on the east side ran down a steep embankment. There was a series of culverts and wetlands that ran down to the river to the south of the property. They were looking to run the water down that way.

Ethan Croce said they would need to meet the requirements in the Ordinance. He wasn't sure how much impervious surface it would add but thought it would trigger a review by the Cumberland County Soil and Water Conservation, which was pretty standard. They may also trigger the standards for two, ten, and hundred year storms.

Bill Lunt said what they showed looked pretty good. He said they should spend some time with Ethan Croce to iron out the issues.

**6. OceanView Retirement** - 20 Blueberry Ln. – Request for a site plan amendment for additional parking. Tax Sheet 310; Map-lot U27-013B. Zoned RCOD.

Ethan Croce said the applicant wanted to add some additional parking to the main lodge. The first issue dealt with the design standard that parking areas be internal rather than in between the road and the lodge. They were looking to net 7 parking spaces. He wanted to know how the main vehicular pattern was going to work. The third issue was a setback issue. The retirement overlay could be interpreted in a couple different ways. Given the applicant controlled both properties; it may be simple enough to merge the two properties together. It could also be a condition that the ownership of the two properties not be split. The applicant was proposing to remove a sidewalk along the northerly side of Hilltop Lodge. There was still a pedestrian connection from the main lodge to Blueberry Lane. Ultimately there would need to be a revised landscaping plan, a revised photometric plan, and building elevations.

Becca Casey asked Ethan Croce if he knew what the setback was.

Ethan Croce said he thought it would be 20 feet as it was an accessory structure.

Matt Teare of OceanView apologized for missing things. He said they are different from a typical commercial entity.

Bill Lunt asked how many parking spaces they were adding. He said the reason for that was to meet the needs of the people there.

Rick Licht, with Licht Environmental Design, said with the north and south combined it was 14 spaces.

Matt Teare said that was correct. They had enough parking there for day to day, but when they had other events they needed more spaces.

Mr. Licht explained where the carports were going. Part of the rationale was that people needed the carports. He showed the circulation of traffic. They had added some islands. One of the issues was where the parking lots were located. They tried to locate it internally. They had a very thick buffer around the parking. They wanted to get people off Blueberry Lane too. They wanted to add 8 garages. He showed what the building would look like. They had it well buffered and well landscaped from the abutter and the road. He showed the carport plans. They would ask the Board to accept the elevations as was for the carports that would replace the current ones.

Chris Wasileski of OceanView said they had talked to the neighbors and they agreed to do some trellises with some creeping vines on the backside of the north carport. The abutters on the west carport also wanted that.

Becca Casey said in addition to the back of that building, she had some questions about the dumpster screening.

Mr. Wasileski said the landscape architect had worked on that and they were looking to have some hanging vines and a pergola. They talked to cottage 60 and the man who lived there said they preferred the carport breaking up the visual of the lodge since they had a bathroom window back there. It would still be landscaped. The couple there wanted some blueberry plants and maybe some other vegetation.

Mr. Licht showed again the circulation of traffic.

Bill Brogan asked if they had looked at one-way circulation.

Mr. Licht said they had discussed that. They thought it would be a little cumbersome. He thought a one-way in front of the garage would work. He didn't see any issues if the Board had any feeling on that.

Bill Brogan said maybe they could pull it back a little if they made it one-way.

Bill Lunt asked if they made it one-way, how much they could narrow it.

Mr. Licht said they couldn't really eliminate any space because of the turning and the single garage doors. He wouldn't recommend going any less for backing purposes. He said they hadn't put together a specific landscape plan because they were working with the tenants on that. As far as the rest of the project, he

said the landscaping that had been approved in November was installed. They had pictures that he explained. They had significant buffers along the roadway. He said on the west carport they had 30 feet of buffer on the nearest point to the road.

Bill Lunt said when they cleared to build the new carport, the land fell a fair amount. If they cleared to build, they would take considerably more than the carport unless they put a retaining wall.

Mr. Licht said there was about a two foot difference at the finished grade and an existing stone wall. They were going to dismantle the wall and move it. There was a little fill to break the grade and then take the stones from that wall and move it down or reconstruct behind the building. They would be agreeable to a condition.

Bill Lunt said he was trying to justify getting into that buffer zone. Cut and fill could eat up a fair amount of the buffering. He was also concerned with the four parking spaces. He was wondering if they could reconfigure so it didn't go straight off the end of the building and possibly angle it off a little.

Mr. Licht said they could take a look at it. He thought they would be okay with just a little bit of fill.

Bill Lunt asked if the sidewalk could go closer to the roadway and go through the same cut zone.

Mr. Licht said they could take a look at that.

Bill Brogan said where the sidewalk came in and where the drive aisle came in; he said they might be able to do tiered parking.

Becca Casey said she was comfortable with the overall depth of the buffer, but she did agree that if that corner could get a little more buffer. She liked what Bill Brogan and Bill Lunt were suggesting.

Bernie Pender liked to see some changes to the space that the sidewalk occupied then versus the proposed spot and some changes to the jog.

Mr. Licht asked if that could be a condition of approval.

Bill Lunt said that he thought they could discuss that.

Bill Brogan asked if there was a possibility of putting parking at the east parking area.

Mr. Licht said they had looked at it and felt they had gotten as close as they could with the grades. They wanted the little wings on the end of the landscape island by the carport which they could remove in the winter for plowing.

Bill Lunt asked if Ethan Croce was comfortable with doing it as a possible condition.

Ethan Croce said if they Board was comfortable with it, he could work with the applicant.

Mr. Licht talked about the north area. Oceanview owned both parcels and they were contiguous so they could easily combine them. With the Falmouth House, they could get rid of the property line. They looked to the wishes of the Board.

Bill Lunt said he would like to feel comfortable that it wouldn't bite someone else later. His preference was to eliminate the property lines.

Mr. Licht said people didn't really use that backdoor entrance to the Hilltop Lodge. They wanted to remove that and add planting.

Bill Lunt asked if the sidewalk was built contrary to the original plan.

Mr. Licht said they left room but they could add that walk in there. They wanted to keep the buffer and not add to the impervious area.

Mr. Teare said it was a private, locked entrance.

Bill Lunt said that it would be an entrance to allow access to Blueberry Lane. He was uncomfortable with eliminating the sidewalk.

Hedy Snyder wanted to confirm that it was the sidewalk from the north parking lot to Blueberry Lane.

Mr. Licht said it was. They wanted to eliminate the original sidewalk and put in a striped area for pedestrians and temporary parking. It was an 8 foot wide area. Most people didn't go out to the street from there.

Bernie Pender asked if that was the only sidewalk that wasn't complete.

Mr. Licht said that they were working on other sidewalks and another area. They were at about 75% of site work completion.

Bill Brogan asked if they would still have sidewalk striping across the drive aisle.

Mr. Wasileski said yes they could do that. Not many people used that area for walking around there.

Bernie Pender asked them to show sidewalk connections to Blueberry Lane.

Mr. Licht said from the main plaza there were no sidewalks. There was one that hadn't been built.

Bill Lunt said that anyone that came out of the upper structure came out the door and walked all the way down to the main entrance.

Mr. Licht said that they didn't want to have a lot of access out to the road.

Mr. Wasileski said that they tried to put the flow towards the dining room and activity rooms. He walked in from north of there and hardly ever saw anyone up there.

Bernie Pender asked him to point out where he walked.

Mr. Wasileski showed him.

Bernie Pender said there was no sidewalk there. It seemed like a long span with no access to the building.

Mr. Wasileski said there would be somewhat with the striping. There would some flexible unmanaged spaces up there.

Becca Casey asked why the sidewalk went around. Secondly, if they weren't connecting down to the walkway, maybe it should have a connection that didn't come in to the traffic lane to get them to the trails.

Mr. Licht said that it was because of grading. For the second question, they could stripe the last space as a no-parking zone and make it pedestrian-only. That made a lot of sense.

Bill Lunt said they said the parking area on the north end was for event parking.

Mr. Wasileski said that it was only resident parking. The area around the front entrance would be for others.

Bill Lunt asked how many spaces it was.

Mr. Wasileski said it would be 14 spaces and then four other spaces. The four other spaces could be if they needed to move other residents there. They would be managed spaces.

Bill Lunt said they had about 19 additional spaces in the north end.

Mr. Licht said it would be five spaces and 20 total on the plan.

Bill Lunt said so then it would knock 1 space off for the sidewalk.

Mr. Wasileski said it would be 4 managed parking, not long-term residence parking. They're parallel spaces.

Bill Lunt said that 19 spaces would end up with people going in to that northern building.

Mr. Wasileski said he would assume that would be correct.

Bill Lunt said the likelihood of the people in that parking lot would put them into the northern end of the building.

Mr. Teare said yes, almost exclusively. That would be a locked door and only people that had a key could open it.

Bill Lunt said on multiple occasions there were people walking from there down to Blueberry Lane. Part of the accepted plan was for the sidewalk. He was trying to justify getting rid of the sidewalk.

Mr. Teare said they could add the sidewalk if they wanted it. He noticed that nobody used that.

Bill Lunt said his issue was justification.

Becca Casey said they would cut down to the garage. She just wanted connectivity from that door.

Bill Brogan said it looked like they had a 9 foot width on the parallel spaces and wondered if they could combine and save some space.

Mr. Licht said they had looked at that and there was a slope there. They couldn't move anything over.

Mr. Wasileski explained that residents back there wanted a buffer.

Bill Lunt said if they were going to use that for parking and walking, he was just wondering if they shouldn't have some designation on where to walk if they were going to eliminate that walkway, possibly a designated crosswalk. He wanted to know if it was possible to have a walkway.

Becca Casey had a concern with having a sidewalk that stopped in a traffic pattern. She thought it had to be continuous.

Bill Lunt asked if she was talking about the parallel parking issue or crossing.

Becca Casey said both. She didn't like using those parallel spaces and also calling them pedestrian areas.

Mr. Licht said putting a walk in right behind the wall and have a designated crosswalk.

Becca Casey didn't think that would work.

Heddy Snyder said basically they had to eliminate the sidewalk or have it.

Becca Casey said they could also have a traffic engineer look at it. She didn't want to put people in a bad area.

Bill Lunt said he thought they should go back to the original plan. If they had the area where the landscaping was already in there, they could bring it down by the driveway to Blueberry Lane. He couldn't do it otherwise.

Walter Arseneault said if they took the path that came out of the back of the building and mirrored it.

Bill Lunt said there would be a grade issue.

Mr. Licht said they would require steps there.

Bill Lunt asked if there was photometric plan.

Mr. Licht said they just received it today. If the Board was acceptable, they would like that to be a condition.

Bill Lunt said there was also no landscaping plan.

Mr. Licht said the north part didn't need any additional landscaping. He thought what they had was acceptable. For the west side, they would agree to a condition of approval to provide a landscape plan.

Bill Lunt said for conditions of approval, they would need to provide staff with a landscape plan and photometric plan, and that both would be acceptable. He polled the Board and they were fine with the missing elevations.

Bernie Pender asked what was proposed for the sidewalk.

Mr. Teare said either they put the sidewalk back in or eliminate it completely.

Heddy Snyder said based on the presentation, she was comfortable with what the applicant had come forward with.

Bernie Pender would like to see some sort of sidewalk connection.

Becca Casey was okay eliminating the connection as long as there was a revision to connect in other ways.

Bill Brogan would like to see it reverted to the original.

Bill Lunt asked Ethan Croce what he thought if they lost parking spots.

Ethan Croce said he would think it would be appropriate for the Planning Board to offer their guidance.

Mr. Teare said they would just add the sidewalk although it might have a bit of a change.

Bill Lunt said he was okay with that.

Mr. Teare said they wanted to start building in September. If necessary they could come back with an administrative item.

Bill Lunt said that was okay. He thought it would be possible for them to vote on just the carports.

Ethan Croce said it was certainly awkward since it wasn't the request that was before them. He said they weren't starting construction until September. He asked if coming back would throw off their timing. That would make it cleaner.

Mr. Teare said that would be fine.

Bill Lunt said they could table it so they could come back for the next meeting.

Becca Casey moved to table the application; Bill Brogan seconded. Motion carried 5-0.

**7. OceanView Retirement** - 32 Blueberry Ln. – Request for sketch plan review of a proposed expansion and renovation of Falmouth House. Tax Sheet 310; Map-lot U27- 013D. Zoned RCOD.

Ethan Croce said there are three key issues. The first is the general site plan review standard in section 9.7 that the landscape be preserved in its natural state to the greatest extent practicable, minimizing tree removal, filling and grade changes. The second was the Board needed to make a finding that the expansion was in keeping with the general area. The third issue was the building faced the road and when practical the parking lots should be internal and not be between the building and the street.

Mr. Wasileski, project manager for this project, said the expansion is for resident care needs. They were missing an Alzheimer's care wing. The addition would be based on the first floor for that as well as dementia. It was a response to resident care needs and comfort. The second story would be more living spaces.

Bill Lunt said it would be a two-story facility.

Mr. Wasileski said that was correct.

Bill Lunt said there was quite an elevation difference between the new facilities and the Whipple Farms building. He asked what vegetation was currently there in between them.

Mr. Licht explained the photographs that were taken around the existing facility.

Bill Lunt said they weren't going to be in the buffer.

Mr. Licht said they would.

Becca Casey said they were going to go halfway in.

Mr. Licht said they would interrupt the current parking lot and start a terraced approach to the lower level of the building. There would be a significant buffer. He said they wouldn't have an underground parking garage. The grade drop was significant. They were looking at ways to create a large retaining wall to maintain the garden or possibly changing the location or size. They would still have a 30 foot plus buffer.

Mr. Wasileski met with Doug Patey, Assistant Fire Chief, and he said they did need to provide an emergency access road which they would show.

Bill Lunt asked if that would cut into the existing buffer.

Mr. Wasileski said it was ledge leading towards some trees. It currently had the existing width without disturbing the buffer.

Mr. Licht said it would be a tight area and they would work with Doug Patey.

Bill Lunt asked if the buffer was trees or shrubs.

Mr. Licht referred to an aerial photograph. It was scrub sumac. It was 12-14 foot vegetation. He said there was a change in parking. They would be in the area of 50-55 parking spaces. The ordinance required 38.

Becca Casey said it seemed like a lot of parking spaces. They would want to minimize impervious surface.

Mr. Wasileski said they had talked about relocating staff parking. They would gain residence and guest spaces up by Hilltop.

Walter Arsenault said it sounded like they were adding parking that wasn't needed for the expansion.

Mr. Wasileski said that it was added for the overall campus needs.

Bernie Pender asked how many staff parking lots they would lose because of the buildings.

Mr. Licht said he thought there were about 17 spaces to remain and the rest of the parking lot would be reconfigured.

Bernie Pender asked what the maximum staff capacity was.

Mr. Licht said around 18 for whole facility.

Mr. Teare said around 8-10 but with peaks during the day for servers and others.

Bernie Pender asked where the staff for the commercial kitchen was expected to park.

Mr. Teare said the primary staff parking lot.

Bernie Pender said it seemed like it was quite a distance to walk.

Mr. Teare said parking management was a serious issue. They didn't have a lot of excess spaces. They were very clear where people could park.

Bill Brogan said it was somewhat confusing on parking spaces. He thought it would be helpful to know where people were parking.

Becca Casey also thought it would be nice to see how many spaces were going away and coming in.

Mr. Licht said they were going to have points of connection from the road and into the trails and building complexes. On the buffer issue, when they talked about parking in the buffer, it wasn't that they wanted to cut into the buffer; they were trying to piece everything together.

Becca Casey said her other concern was the grading. It appeared to be a tremendous amount of re-grading. She was wondering if they would work with the grading a little more rather than flatten it out.

Mr. Licht said the plan suggested the idea of a terraced wall. He asked how the Board felt about creating terraced effect on the slopes.

Walter Arsenault said the large wall seemed deadly. He liked the terrace idea.

Mr. Teare said it would have a larger buffer.

Walter Arsenault said it would be hard to hide a 20 foot wall.

Mr. Teare said there were a lot of tricky situations. The special assisted living area needed to be on one floor.

Bill Lunt asked if they could turn it 90 degrees. They would be higher up on the grade and cut less into the buffer. He thought they might have outgrown that piece of property.

Mr. Licht said they could look at that but they might lose a lot of the views.

Mr. Teare asked if he had a sense of how large a buffer was necessary.



Planning Board Minutes

August 2, 2011

Page 9 of 9

Bill Lunt said he was trying to think of a way to not cut into the buffer a lot so they didn't have the huge retaining walls. He asked what they would do with the water.

Mr. Licht said they were currently looking at that. They were considering permeable pavement.

Bill Lunt said he was concerned with long-term maintenance for that. The biggest issue was people don't maintain those properly.

Heddy Snyder said in response about the walls; building materials were the big difference to her. She wanted to move to the consistency of the master plan.

Mr. Licht said it was a campus for senior living. There needed to be the ability to grow. The expansion was meeting the demand of the residents.

Mr. Teare said now a lot of planners were looking to higher densities. He said it was generally consistent. The expansion was consistent with the lodge expansions.

Heddy Snyder said the proposal said there was a net increase of 20 units.

Mr. Wasileski said the spaces were bigger and typically intended for couples. It was 8 units. He said they needed a dedicated Alzheimer's facility for about a decade. There was a net increase of 20 units.

Walter Arsenault thought it did go with the master plan.

Bill Lunt said he had a problem with parking issues. They were trying to cure the parking problem and sell it with the facility.

Becca Casey and Heddy Snyder agreed.

Mr. Teare said he was wondering about the wall versus a terrace.

Walter Arsenault liked the terrace.

Bill Lunt disagreed. The buffer would maintain the streetscape which was considerably lower.

Becca Casey said they might have different situations. They might have a combination of both.

Bill Lunt said with that layout, they wanted a separation between the Falmouth House and the memory loss unit. Maybe if they put the building closer together and reconfigured the parking area; they might not need the walls.

Walter Arsenault said they talked about maintaining views, but they were giving them a parking lot.

Mr. Wasileski said part of the concern for the building connection was to preserve some of the views.

Walter Arsenault asked what the point was of stretching the building out if the view was a parking lot.

Meeting adjourned at 9:45 pm.

Respectfully submitted,

Jon Planer

Recording secretary