



Town of Gorham
July 12, 2010
PLANNING BOARD MINUTES

LOCATION: Municipal Center Council Chambers, 75 South Street, Gorham, Maine

Members Present:

EDWARD ZELMANOW, Chairman
THOMAS HUGHES, Vice-Chairman
THOMAS FICKETT
GEORGE FOX
CHRISTOPHER HICKEY
ANDREW MCCULLOUGH

Members Absent:

LAUREN CARRIER

Staff Present:

THOMAS POIRIER, Town Planner
BARBARA SKINNER, Clerk of the Board

Edward Zelmanow, Chairman, called the meeting to order at 7:00 p.m. and read the 2-item Agenda. The Clerk called the roll, noting that Lauren Carrier was absent.

APPROVAL OF THE MAY 3, 2010 MINUTES

Thomas Hughes MOVED and Thomas Fickett SECONDED a motion to approve the minutes of June 7, 2010 as written and distributed. Motion CARRIED, 6 ayes (Lauren Carrier absent).
[7:01 p.m.]

COMMITTEE REPORTS

- A. Ordinance Review Committee** – Mr. Zelmanow reported that the Board's Ordinance Review Committee will meet sometime this month. Mr. Poirier indicated that there is no report from the Town Council's ordinance subcommittee.
- B. Streets and Ways Sub-Committee** – Mr. Hughes reported that there has been no meeting of this subcommittee. Mr. Zelmanow reported that a workshop meeting was held prior to this evening's meeting to discuss proposed dead end street length requirement changes to the ordinance. Another workshop will be held on the subject prior to the Board's August 2, 2010 meeting.

ADMINISTRATIVE REVIEW REPORT

Mr. Poirier reported that staff received a submission on June 14, 2010 from S.D. Warren (Sappi), replacing an original submission in 2008, to provide an 8 space parking lot and gravel pedestrian access to the Presumpscot River for a canoe/kayak portage around the dam. Staff will workshop the application with the applicant by the end of the week. A new application from Champagne Energy, LLC, has been received to construct a propane storage and delivery facility at 630 Main Street. This application is currently under review, with review comments to be provided to the applicant around July 20, 2010. In response to a query from Mr. Hughes, Mr. Poirier said that the propane storage application of Waltz & Sons was reviewed by the Planning Board instead of being an administrative review because Waltz's pavement threshold put it into major site plan review. Champagne Energy is proposing gravel, which keeps that application below the threshold for major site plan review.

Item 1: Pre-application Conference – Subdivision Application

Normand Berube Builders, Inc., 8-lot subdivision with an existing farm house and 7 new lots on a 19-acre parcel at 30 Brackett Road. Zoned Rural-Manufactured Housing, M28/L7

Mr. Poirier explained to the Board that this item is a pre-application conference between the applicant and the Planning Board and as yet the proposal has not been distributed to staff for review. The Board should review the two plans, clustered and conventional, and provide feedback to the applicant on which way to proceed. A poll of the Board is recommended to determine which plan they wish to see pursued. As soon as a formal application is received, the Planning Board may wish to let the applicant know what should be staked for a site walk, as well as any other information to be submitted as part of the formal application.

William Thompson, BH2M, appeared on behalf of the applicant to introduce the application.. Mr. Thompson said that the applicant would like to do a cluster subdivision; however, an 8-lot conventional subdivision would also work on the site. He said the parcel is basically open fields with a farm house on the front; it is planned that the farm house will be sold on its 1-1/2 acre lot as part of the subdivision. The 7 other lots will be between 22,200 square feet to 35,200 square feet under the cluster provisions. The wetland delineation has been done and is shown on both the conventional and the cluster plans. Basically there are about 5 acres of wetland, which has been factored in to the net residential calculations. All lots are to be served by public water, which will be extended along the easterly side of Brackett from Black Brook Road, some 650 feet away. Each lot will have an individual subsurface disposal system and will be served by underground electric service. The clustered subdivision plan results in 1,200 feet of road and 10.9 acres of open space. The conventional plan results in a 2,400 feet of road and 3.9 acres of open space. The roads will be either 22 or 24 feet; Mr. Hughes recommended 24 feet wide should curbing be used. Mr. Thompson said there is no 100-year flood zone on the property, and in response to a query from Mr. Zelmanow, Mr. Thompson said there are no vernal pool characteristics found on site.

Mr. Zelmanow noted that in addition to reviewing the project under Chapter III, Subdivision, the Board will also look at the Black Brook and Brackett Road Special Protection District, as well as the clustered residential development criteria in Chapter II, Section IV. Mr. Zelmanow spoke of the Board allowing clustered development to permit innovative approaches to housing and environmental design, such as the orientation of buildings, respecting scenic vistas, recreational facilities, buffering, common open spaces and how they will be used to best serve the development.

Mr. Thompson responded to a question from Mr. McCullough that the 1,500 foot limitation of the proposed road is measured from its intersection with Brackett Road. Mr. Thompson discussed proposed buffering and told Mr. Zelmanow that no plans have been generated as yet for recreational open space. In response to Mr. Hughes, Mr. Thompson said that these will be single family homes. Mr. Hughes noted that the cluster subdivision requirements include a minimum of 250 square feet of private, outdoor space for each unit. Mr. Hickey said he would like to see an aerial map with an overlay of the proposed subdivision. Mr. Poirier asked where the water main is located on Brackett Road; Mr. Thompson said he believes it is on the west side, and the main will have to be jacked because of the 5-year moratorium prohibiting cutting the road. Mr. Thompson pointed out to Mr. Zelmanow where the water will come across Brackett into the development in the cluster plan. Mr. Zelmanow asked whether water could be extended to the southern edge of the site for possible future utilization; Mr. Thompson replied they would prefer not to extend the water any further than they have to. A sitewalk will be scheduled after an application has been received.

PUBLIC COMMENT PERIOD OPENED: James Gregoire, 36 Brackett Road, southern abutter, indicated that he preferred the conventional subdivision plan, expressing concern about buffering and drainage. He said that the age of the farm house and its septic system are of concern to him. He indicated

that he is considering developing portions of his own land, and a public street giving access to his property would be beneficial to him. In response to Mr. Hughes, Mr. Gregoire said he is on a well and that perhaps he would be interested in tying into public water.

PUBLIC COMMENT PERIOD ENDED.

Item 2: Pre-Application Conference – Major Site Plan

John Pompeo, proposal to re-grade property at 274 New Portland Road for use as a lay-down area and construction material storage. Zoned Industrial, M12/L17.008

Mr. Fickett announced that he and Mr. Pompeo have had business associations in the past, but Mr. Fickett feels that he can make an impartial judgment on the application and would like to remain on the Board. Mr. Zelmanow noted that no votes are taken during a pre-application, and the Board agreed that Mr. Fickett could participate in the pre-application discussion.

Mr. Poirier said that this site plan was initially approved in 2001, and the applicant now would like to make some changes to that approval.

Shawn Frank, Sebago Technics, described the property as 2.78 acres at 274 New Portland Road, with Gorham Self Storage facility as a direct abutter and ICS and Trailers Diversified also in that area of New Portland Road. Mr. Frank explained that Mr. Pompeo's business is Pompeo Sand & Gravel. He said there is a 14 foot grade change higher than New Portland Road, which Mr. Pompeo would like to re-grade and level for use as a lay down area for his company. Right now Mr. Pompeo's business is located on Webster Road in Buxton Road, and the plan is to utilize the overburden from this site on Mr. Pompeo's different projects throughout the greater Portland area and to create a more buildable lot for the future. It will become necessary to blast the ledge that no doubt will be encountered, and the plan is to crush it on site. The project is proposed to be in two phases, with the front half of the site being cleaned, finalized and being used as a lay down area. A detention area is proposed for the western property line until reaching finish grades and lay down area is completed, then the detention area would be utilized as an underdrain treatment basin. No utilities are proposed for the site, with no buildings or trailers. Once the project is finished, the site would be marketed with perhaps a proposed building. In response to Mr. Hughes, Mr. Frank said that the Gorham Storage buildings are perhaps 50 feet away, with storage buildings surrounding the property. Landscaping will consist of retained vegetation along the New Portland Road frontage.

Mr. Zelmanow expressed concern about the impact of blasting on the contents of the Self Storage buildings. Mr. Frank said that probably a rock face will be left along the Self Storage property line. In response to Mr. Fox, Mr. Pompeo said that crushing will be done on site, but would not be done all at once. Mr. Hughes asked under what ordinance section will this application be approved, and if the gravel pit standards will apply. Mr. Frank said not from a size point of view, so they are looking at it from a site plan application. Mr. Poirier said that site plan review would apply as long as phase 1 is a complete process, and the applicant cannot operate it like a quarry, taking material periodically when there is a project that requires it. It must all be done at once. Mr. Poirier said that once the site is at grade, there will be no further changes to it.

Mr. Zelmanow said that a site walk will be scheduled when an application comes forward.

OTHER BUSINESS: Mr. Poirier discussed a possible date for the Board's Ordinance subcommittee and a date toward the end of July for a sitewalk for Gilbert's Stonefield III subdivision.

ADJOURNMENT

Thomas Fickett MOVED and Thomas Hughes SECONDED a motion to adjourn. Motion CARRIED, 6 ayes (Lauren Carrier absent). [7:45 p.m.]

Respectfully submitted,

Barbara C. Skinner

_____, 2010