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CAMDEN PLANNING BOARD
MINUTES OF MEETING
April 3, 2014

10 **PRESENT:** Chair Lowrie Sargent; Members Richard Bernhard, Richard Householder, Jan
11 MacKinnon, and John Scholz; Don White, Select Board Liaison; and CEO Steve Wilson

12
13 The meeting of the Planning Board convened at 5:00 pm.

14
15 **1. Public Input on Non-agenda Items:**

16 No one came forward.

17
18 **2. Minutes:**

19 March 19, 2014:

20 Page 1 Line 6: Richard Bernhard is a regular member, not an alternate

21 Page 1 beginning at Line 46: The language of this paragraph has been replaced by the following:

22 “The new two-story building meets the setbacks and is designed with a one-story wing on its
23 southerly face to be less intrusive to the nearest abutter”

24 Page 1 beginning at Line 48: The language of this paragraph has been replaced by the following:

25 “There will be a new sewer connection and two new water connections are needed – one for
26 domestic water and one for fire suppression”

27 Page 2 Line 26 - the language now reads: “Mr. Lane will make the FFE Note changes and return
28 to the Board for signing of the Plan.”

29 Page 2 Line 37: “developer ~~has been advised~~ decided to abandon that amendment...”

30 Page 3 Line 32: “which shows the ~~proposed~~ “as built” existing “as built” situation.”

31 Attachment 1 Page 2 #7: The Motion was corrected and the following language added:

32 “...because there is no net increase in residents and because there is a letter [from Jim Guerra].”

33 Attachment 1 Page 3: #15. The next to the last line was changed to read: “...to raise this
34 elevation ~~that~~ so to improve drainage.”

35 **MOTION by Mr. Householder seconded by Mr. Scholz** to approve the Minutes as amended.

36 **VOTE: 5-0-0**

37 **NON-AGENDA ITEM: Coastal Opportunities Elm St. Residence**

38 Bill Lane of Gartley and Dorsky Engineering and Surveying returned to the Board with
39 the revision to the Final Subdivision Plan required by the Board during their March 19 approval -
40 members signed the Plan.

41
42 **3. MOUNTAIN ARROW VILLAGE GREEN SUBDIVISION**

43 The CEO informed the Board that the Chairman’s signature on the Order of
44 Abandonment approved by the Board on March 19 has been notarized.

1 **4. SITE PLAN REVIEW: Ragged Mountain Redevelopment - Phase 1**

2 Town of Camden: Map 227 Lots 6, 8, 64, 65 and 67 and Map 228 Lots 3, 5, 6 and 7: Rural
3 Recreation District (RR): Ragged Mountain Recreation Area 20 Barnstown Road
4

5 Mr. Scholz, who has recused himself from review of this Application, stepped down.
6

7 The Town was represented by Will Gartley of Gartley and Dorsky Engineering and
8 Surveying; Landon Flake, Ragged Mountain Facilities General Manager; and Electrical Engineer
9 Larry Bartlett.

10 *Public Hearing*

11
12 The Chair read the procedures for a Public Hearing and asked the Applicant's
13 representatives to introduce the project to the public. Mr. Gartley described the proposal to make
14 improvements to trails, lifts, snowmaking and lighting. The proposal was presented at the March
15 19 meeting and the Minutes of that meeting outline the details of the project.
16

17 Mr. Gartley explained the changes to their Application since the last meeting including new
18 submissions: (See Attachment 1)

- 19 • There is a Lighting Plan packet, including a detailed report, which is new to the Board:
20 The Plan is divided into trail areas so the photometric details are legible
- 21 • The Site Plans have been revised:
 - 22 ♦ SV-1 has been relabeled Existing Conditions and Demolition Plan and contains much
23 more detailed information regarding what is staying and what is being removed
 - 24 ♦ C-1 has been made easier to read – many details have been removed or shifted to SV-1
 - 25 ♦ A Note has been added formalizing the Erosion Control Program (cut, stump, re-graded
26 and stabilized in sections coming down the mountain)
 - 27 ♦ A revised “as built” Plan will be submitted upon completion showing final grades and
28 the location of underground utilities for snowmaking
 - 29 ♦ C-4 is a new submission developed for the next phase of the project that includes
30 improvements proposed to the parking lot. This was provided to show the Board that
31 there is sufficient capacity to handle the increase in business they hope will result from
32 the Phase 1 improvements
 - 33 ♦ C-1 now includes information on the Tubing Hill area where they can temporarily locate
34 additional parking until Phase 2 is completed
 - 35 ♦ Packets of photos showing all the existing buildings and signs
36

37 By a letter dated April 2, 2014, they are requesting a waiver of the requirement to submit
38 elevations of proposed buildings because those details have not yet been completed. The
39 locations of these buildings are noted on C-1 – these may change by a few feet in either direct to
40 provide for better stability, and they hope that this combination of information will be sufficient
41 to waive the elevations requirement. (See Attachment 2)
42

43 *Parking*

44
45 Mr. Sargent asked how many parking spaces there are currently versus how many are
46 proposed: Mr. Flake replied there are 220 spaces currently (estimated) with 309 proposed. Mr.

1 Sargent asked if there is a standard parking requirement for ski areas and Mr. Gartley replied that
2 standards vary greatly nationally: Many apply to large mountains with lodging, and he found
3 none that are geared for a small local ski area - especially one that addresses the situation where
4 a lot of skiers are dropped off for the day.
5

6 Mr. Flake has indicated they hope to add 5000 skier-days and he noted that this year's
7 season was 67 days long. Mr. Sargent estimates this adds between 70 and 80 new skiers per day
8 using what will be nearly 90 new parking spaces. He finds this to be sufficient parking to
9 accommodate the new business and other members agreed.
10

11 Mr. Bernhard asked if they could achieve that number of slots on a gravel surface that
12 doesn't accommodate striping. Mr. Flake replied that now they use cones and flagging fairly
13 successfully. Next year they are going to rope off lines and will ask that the stewards more
14 aggressively enforce parking.
15

16 *Lighting*

17

18 Larry Bartlett: The new Plan does not deviate from the design intent presented at the last
19 meeting – the goal remains to use a fixture with a full front-face shield to mitigate the off-site
20 impact of additional lighting while providing safe night-skiing conditions. The design meets
21 lighting level standards recommended by the Illuminating Engineering Society of North America
22 (IESNA), which were largely created with safety in mind. The details of Mr. Bartlett's original
23 presentation are contained in the Minutes of March 19.
24

25 Mr. Bartlett presented a very detailed technical explanation of his design and the live
26 stream of the entire presentation can be viewed from the Town's website:

27 www.camdenmaine.gov or at <http://www.townhallstreams.com/locations/camden-me>.
28

29 At the request of the Chairman, Mr. Bartlett had contacted personnel at other ski areas
30 where the LED lighting has been installed. He was not successful in making contact with
31 knowledgeable staff and was able to gather only anecdotal information. He was not able to learn
32 if any neighbors to these ski areas have expressed concern regarding the new lighting, and has no
33 information specific to the kinds of fixtures being used.

34 ← Mr. Bartlett was asked to redouble his efforts to gather specific information from ski area
35 operators, and to inquire of neighbors who have expressed either concerns or have offered positive
36 comments about LED lighting.
37

38 Currently there are 73 sodium fixtures lighting the mountain and the proposal will add
39 105 LED lamps in the following trail areas: 56 at Northeaster; 16 at Mussel Ridge; and 33 in the
40 beginners' area. They have not done any calculations on what it would cost to convert the
41 existing lighting to LED. Mr. Bartlett suggests that once the lighting is installed and being used,
42 they can fine tune any adjustments – he does not anticipate having to add any more fixtures.
43 There is a scientific limit to the accuracy of the estimates used to create lighting designs – the
44 challenge is to use the fewest fixtures that will do the job.
45

1 The Board was made aware on the Site Walk that a trial LED floodlight had been
2 installed at the Snow Bowl. Mr. Bartlett confirmed that it is about the same size lamp that is
3 included in his design, but noted that it is not shielded. There was discussion about the current
4 fixture on the Lodge and other complaints about night-time lighting: The lodge light is supposed
5 to be turned off when the last staff leave, but it is often on all night long. It is not shielded and is
6 the source of many complaints from neighbors. Mr. Bartlett agrees that this is not the right
7 fixture for the purpose, and informed the Board that in Phase 2 they will review all remaining
8 site lighting - including making improvements to lighting in the parking lot. Aside from the
9 lodge light, complaints about other lights being left on all night long are common. Mr. Flake
10 suggested that the only time lights are on past 8:30 (when night skiing staff closes up Wednesday
11 through Friday nights) is when snowmaking is taking place on the slopes, and they are able to
12 light only the area where they are working. It is common early in the season that snowmaking
13 goes on 24 hours a day until they have created the base snow level they need. He estimates that
14 there were perhaps 15 nights this season when some slope lights would have been on all night
15 long. Groomers use only the headlamp on the machine.

16 ← Mr. Flake was asked to set the lodge light on a timer so the last person leaving doesn't have to
17 remember to turn it off.

18 *Public Comments*

19

20 Lee Sleigh: Hosmer Pond:

21 She supports the project: There are many trees between her home and the slopes but she
22 can still see the lighting. She asks about retrofitting the old fixtures to LED to lessen this impact:

23 ♦ How long would it take to recoup the cost of retrofitting because of reduced energy
24 costs?

25 Mr. Bartlett replied that LED lighting would require more poles – it would not be a one-for-
26 one swap out to obtain satisfactory results. In addition he understands that the Snow Bowl
27 does not own all the poles and there may be some issue to changing fixtures

28 ♦ Are there any cost advantages to changing these lamps as part of the same project to
29 install new lighting?

30 Mr. Bartlett replied that there would be no cost advantage, and that waiting to do the work
31 later may mean that LED lighting options have improved - costs may decrease as well in the
32 future

33 ♦ Do Mr. Bartlett's light calculations take into account the reflective quality of the snow

34 Mr. Bartlett replied that calculations do not include reflected light because LED lighting is
35 directed at an angle intended to reduce reflection -- light hitting the snow reflects and does
36 create a degree of brightness

37

38 John Scholz (speaking as a citizen), Hosmer Pond: Mr. Scholz read from his letter to the Board
39 dated March 31, 2014 (See Attachment 3) In addition, he made the following points:

40

41 ♦ He supports retrofitting the existing lighting so there is uniform lighting across all trails
42 ♦ As a member of the Steering Committee for the Ragged Mountain project he supports the
43 Sustainability Plan adopted to make Ragged Mountain financially self-sustaining.
44 Reducing operating costs – including the cost of utilities - is a big step in that direction
45 and LED lighting will help

- 1 ♦ Retrofitting the existing lighting – without creating a financial burden - should be a
- 2 project adopted as a Town priority and not made part of this approval
- 3 ♦ This lighting plan is a step in the right direction, but he believes there needs to be more
- 4 discussion than can take place this evening
- 5 ♦ The Board is missing important information: He suggests a Conditional Site Plan
- 6 Approval that would permit on-going review of the Lighting Plan, and asks the Board not
- 7 to accept the design presented this evening as final

8
9 Pete Kalagian:

10
11 Mr. Kalagian asked Mr. Bartlett to discuss his lighting proposal in term of output in luxes
12 – the term used in designing European lighting plans. His point was that a general comparison of
13 this plan to one using European standards for illuminating ski areas results in ten times more
14 illumination here. He believes we are way behind the Europeans in lighting design and should
15 take a hard look at what is considered safe lighting for skiing elsewhere in the world. He asked
16 if there is a legal standard for illumination that must be met here.

17
18 Although he agrees with Mr. Kalagian that the US is far behind Europe regarding
19 lighting, he must address the question of whether or not the Town would be put in jeopardy if
20 they applied the European standards here and someone was injured skiing at night. Mr. Bartlett
21 stated that he employs the IESNA standards because they are nationally accepted as the
22 “standard of care”. There is no legal standard, but liability is determined by asking if there is an
23 accepted standard of care in creating a design. If that standard was known, but a lesser standard
24 was employed, jeopardy can result.

25
26 Mr. Kalagian spoke to the impact to wildlife and circadian rhythms that can be caused by
27 the blue end of the lighting spectrum (this issue was also raised by Mr. Scholz). He was assured
28 by Mr. Bartlett that the result of his lighting plan is well outside of the range considered harmful.

29
30 Bill Bucholz: Hosmer Pond:

31
32 He has no problem with the slope lighting – it is off by 8:30 three nights a week in the
33 winter, and rarely on all night. His problem, along with other residents in the area, is that there
34 are lights in the parking lot that are left on all night year-round. He is concerned that
35 “improvements” in parking lot lighting means there will be even more lights on all the time.

36
37 Bill Fitzgerald, the grounds manager at the Snow Bowl, informed Mr. Bucholz and the
38 Board that CMP owns the one large light and pole that shine directly over the pond – this light is
39 the source of the most complaints. It was installed to provide lighting to the Tubing Hill when it
40 was created a few years ago. CMP is the only one who can turn that light on and off, and after
41 many request of CMP to turn the light off at night or put it on a timer; the issue will be solved
42 this summer. Because the Tubing Hill is moving, they no longer need to light that area and the
43 light will be removed sometime soon. There are also other poles that will disappear when the
44 layout is reconfigured.

1 Mr. Bernhard is interested in learning more about the low-level European lighting
2 standards – he thinks the concept is very interesting and would give Camden the opportunity to
3 do something that is ahead of its time. He believes the Board should take their time and consider
4 exactly what the right design would be for this Town-owned property.
5

6 Regarding the approach to the lodge, Mr. Bernhard asked if this area could be lighted
7 using the shortest possible pole with very controlled down-lighting. Mr. Bartlett responded they
8 have discussed the lighting in general, but have not developed the actual design. The intent will
9 remain the same – to reduce the off-site impact of all lighting.
10

11 Brian Robinson: He has been on the ski patrol for 20 years and is on the Parks and Recreation
12 Committee. He is 100% in favor of the improvements – as is the Committee. They have
13 discussed retrofitting all the lighting and they will take what has been said here under
14 advisement. However, they have to look at the budget and set their priorities – funding the
15 improvements to the lower level parking area is on the top of that list at this time. They
16 prioritize items looking forward to a sustainable future and decide where the money can be spent
17 most effectively at this time. The retrofitting is not in the project budget - they need to look at
18 the practicality and affordability of doing this project in the scope of the entire project.
19

20 No one else came forward and the first public portion of the hearing was closed.
21

22 *Member Comments* 23

24 Mr. Householder: He would like more information on the existing poles – which will be
25 removed? Mr. Bartlett replied that his design does not call for moving poles. He will be
26 changing out some lumineres in the Foxy Area near the beginners' slope where there is a cross
27 over with the old lighting. Mr. Householder referenced C-1 and a Note that says “Remove
28 power lines and poles from here to the top.” Mr. Gartley noted that two areas that are lighted
29 currently will also be lighted by the new lighting and poles that are duplicated will be removed.
30 These areas are the top of Mussel Ridge and the area already mentioned at Foxy where poles will
31 be removed in addition to lamps being changed out. Mr. Gartley confirmed that some of these
32 poles belong to Charlie Foote. In order to move them they will have to find an acceptable
33 alternate location for Mr. Foote's wires and poles – this is not indicated on the Plan. At this time
34 Mr. Foote's poles continue up the middle of the project area – there are no lights on the poles
35 above the current lift. They will not know until they determine where their poles will be what
36 relocation will work for Mr. Foote. He needs to carry power beyond the project area to his
37 communications tower. Mr. Householder asked if the final location would come back to the
38 Board as a Site Plan Amendment. Mr. Gartley replied that once the power lines are figured out,
39 they will be added to a Utility Plan which will show the over-head power lines and the buried
40 lines as well as the underground water lines and the over ground lines.
41

42 Mr. Bernhard: He believes it is important to follow-up on some of the information offered this
43 evening on alternate lighting. He believes Mr. Bartlett should look to the Western ski areas and
44 to Europe for models and perhaps do something progressive that would define the Town and do
45 the ski area justice. He hopes that whatever they are going to approve this evening gives enough
46 slack to allow time for research so they can really do this lighting project right.

1 Mr. Sargent: He knows that it is important for this project to move forward, but it must move
2 forward accurately and correctly. He recommends excluding anything to do with lighting from
3 this evening's review and any approvals. He wants to see more information on the location of all
4 the poles – including Charlie Foote's as they impact this Plan.

5
6 No one came forward during the second round of public comments and the Public Hearing was
7 closed.

8 *Board Deliberation*

9
10 Ms. MacKinnon: She, too, wants a final accurate Plan. She asked if requiring that the lighting
11 layout and pole locations are complete before they approve that part of the project would hold
12 back the work to the trails. Mr. Gartley replied that once they actually start working on the trails
13 they will need to know the exact pole locations. When the contractor is in the area regrading,
14 they will set the poles so that equipment doesn't have to return to an area that has been stabilized
15 and disturb the earth again.

16
17 Mr. Sargent asked if they would be able to get all the information they needed to
18 complete the Plan within a month's time and the three representatives said they believe they
19 could. Mr. Sargent does not anticipate that there will be much of a change from the current
20 proposal, and Mr. Gartley and Mr. Barrett agreed with this assessment.

21
22 Mr. Householder is interested in having the cost of a retrofit available even if it is not part
23 of this Application – he believes members of the public will want this information whether or not
24 it is relevant. He voiced surprise that no-one from the public mentioned all the cutting that is
25 going to occur; he had expected this would be a major concern.

26
27 Mr. Bernhard: He believes it is incumbent upon the Town to do this project right and suggested
28 that the Applicant reach out to people for their opinions of how much lighting is actually needed.
29 Comments about needing improved lighting had been sent to the Board second hand from the
30 middle school ski coach – she should be included in conversations as well as other interested
31 parties.

32 *Site Plan Review*

33
34 All four voting members attended the Site Walk on March 28 along with several
35 members of the public. The Board reviewed the Site Plan Approval Criteria of Article XII and
36 offered the following motion:

37 **MOTION by Mr. Householder seconded by Ms. MacKinnon** that the Applicant's Ragged
38 Mountain Recreation Area Infrastructure Improvements Site Plan Application has met all the
39 criteria of Article XII Section 6 with the condition that Item 8, Exterior Lighting, is not included
40 in this approval and requires separate review; and that the approval does not include approval of
41 the changes to the parking lot or the proposed lodge.

42 **VOTE: 4-0-0**

43 See Attachment 4 to these minutes for the details of this review.

44
45 Mr. Scholz returned to his seat.

1 **6. DISCUSSION:**

2 1. There were no minor field adjustments.

3
4 2. Future Agenda Items:

- 5
6 ♦ Kristi Bifulco’s Ordinance Amendment request will go to a PIGM – nothing has
7 changed with her proposal
8 ♦ Paul Cartwright will appear for a pre-application meeting for Site Plan Review for a
9 project on his lot in the B-TH District.
10 ♦ Mr. Vangel is returning for Private Way approval that expired before the approval was
11 recorded. Members asked Mr. Gartley to ask about the very large dirt pile on the site
12 and to see if there is any erosion control in place
13

14 3. There is a meeting scheduled with the Select Board April 7 to discuss:

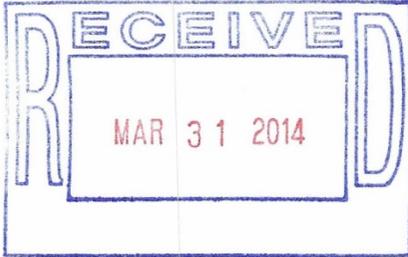
15
16 The Southern Gateway project with Rockport;
17 The new zoning proposal for the Gateway area prepared by Mr. Sargent and Mr. Scholz
18 A renewal of the discussion about how to make the best use of upper floors in the B-1
19 District - Meg Quijano has worked with building owners regarding this issue and will
20 provide information and start the conversation.
21

22 4. The Board will meet with CEDAC on April 28

23
24 There being no further business before the Board they adjourned at 7:15pm

25
26 Respectfully Submitted,

27
28 Jeanne Hollingsworth, Recording



**Ragged Mountain Recreation Area
Infrastructure Improvements**

SITE PLAN REVIEW

SUBMISSION LIST

Revised March 31, 2014

<u>Description of Document</u>	<u>Original Submit Date</u>	<u>Updated Submission</u>
1. Town of Camden Application for Site Plan Review	February 20, 2014	
2. Site Plan Review Letter: Article XII Sections 3 (Site Plan Content), 4 (Supplemental Information) and 6 (Approval Criteria)	February 20, 2014	
3. Deeds	Various	
4. Abutters List		
5. Location Map	February 2014	
6. Plans –Gartley & Dorsky		
Aerial Plan Sheet AE-1	February 20, 2014	
RMRA Infrastructure Improvements Existing Conditions Plan & Demolition Plan Sheet SV-1	February 20, 2014	March 31, 2014
RMRA Infrastructure Improvements Site Plan Sheet C-1	February 20, 2014	March 31, 2014
RMRA Infrastructure Improvements Clearing/Forestry Management Plan Sheet C-2	February 20, 2014	March 31, 2014
RMRA Infrastructure Improvements Site Details Sheet C-3	February 20, 2014 February 20, 2014	
RMRA Preliminary Sketch Plan C-4	n/a	March 31, 2014
	n/a	March 31, 2014

Revised Submission List - Page 2

Description of Document

7. Plans - Bartlett Designs

Submission Date:

EOa Photometric Lighting Plan - A
Mussel Ridge & Partial Northeaster

March 31, 2014

EOb Photometric Lighting Plan - B
Partial Northeaster

March 31, 2014

EOc Photometric Lighting Plan - C
Partial Northeaster

March 31, 2014

EOd Photometric Lighting Plan - D
Partial Northeaster

March 31, 2014

EOe Photometric Lighting Plan - E
Little T-Bar

March 31, 2014

8. Lighting Report - Bartlett Designs

March 31, 2014

9. Photos of existing Buildings and Signs

March 31, 2014

ATTACHMENT 2: WAIVER REQUEST

April 2, 2014

Lowrie Sargent
Town of Camden Planning Board 29 Elm Street
Camden, Maine 04843

RE: Planning Board Site Plan Review Waiver Request
Ragged Mountain Recreation Area
Barnestown Road, Camden, Maine

Dear Lowrie:

Project No. 2013-319

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Camden Planning Board to request a waiver from the Site Plan Review submission requirement for the proposed improvements to the Ragged Mountain Recreation Area (RMRA).

We understand the Planning Board has the authority to approve a waiver per Article XII Section 5. Waiver of Submission Requirements:

The Planning Board may modify or waive any of the submission requirements when it determines that because of the size of the project or circumstances of the site such requirements would not be applicable or would be an unnecessary burden upon the applicant and that such modification or waiver would not adversely affect the abutting landowners or the general health, safety, and welfare of the Town.

We request a waiver for a portion of Section 3, Site Plan Review Content, Section (h):

{h} the location, dimensions, front view, and ground floor elevations of all existing and proposed buildings in the site.

We request a waiver on the portion of Section (h) that requests front view and ground floor elevations of the proposed buildings at the site (building locations and dimensions were provided on Sheet C-1, Site Plan). This waiver request is based on the fact that all of the new buildings proposed in the Site Plan are minor structures that will not adversely affect the abutting land owners or the general health, safety and welfare of the Town. These minor structures include:

- 1) Proposed 10' x 10' compressor building (near the existing pump house at Hosmer Pond);
- 2) Proposed 8' x 10' Operating Building at the base of the Little T-Bar;
- 3) Proposed 10' x 16' Lift Attendant & Ski Patrol Building at the top of the Little I-Bar;
- 4) Proposed 20' x 40' roof over Little T-Bar Bullwheel
- 5) Proposed 8' x 16' Operating Building at the base of the Big T-Bar;

- 6) Proposed 12' x 20' Ski Patrol Building at the top of the Big T-Bar (on existing foundation);
- 7) New 8' x 8' Race Timing Building near the top of the existing Mussel Ridge Trail.

If you have any questions or require additional information please do not hesitate to call me at 236-4365.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.
William B. Gartley, P.E.
President

ATTACHMENT 3: SCHOLZ LETTER

To Members of the Camden Planning Board 3/31/14

RMRC Project Lighting Plan Review For Ragged Mtn. Area

Camden taxpayers, which include year round residents directly affected by the Snow Bowl's operation, voted to support a \$2 million bond for completion of this project. This is the opportunity to improve the facility while maintaining the quality of life in the surrounding residential neighborhoods.

The balance between providing adequate, safe slope lighting for a small ski area located in a residential neighborhood and containing light pollution is always a challenge.

Since the last meeting, I reviewed Larry Bartlett's presentation with our firm's lighting consultant, Jim Stockman of J&M Lighting in Kennebunkport. Jim has been involved with design and design review for several ski area lighting projects. He and Larry have worked together, mutually reviewing each other's design work on occasion.

Jim knows the Snow Bowl and essentially confirmed the overview presentation points presented by Larry. Specifically:

- The several comparisons and differences between the quality of light provided by the existing sodium lamp fixtures and the latest LED technology, including the potential use of shielded LEDs to minimize glare in the surrounding residential areas, which would be a great improvement over the sodium lamps presently in use;
- Use of warm lamp LED fixtures to minimize "white light glare";
- The initial installation cost differential between the sodium and LED lamps with the LED's being substantially higher;
- The significant reduction in annual operating costs over time to be realized by use of LEDs due to their low energy requirements over the high energy use required by the sodium fixtures;
- The relatively short life for the sodium lamps vs. a very long life for the LED lamps; and
- Serious consideration should be given by all parties involved to converting the existing sodium lamps to shielded LED fixtures to cut down light pollution spilling into the adjacent neighborhoods and beyond, provide uniform quality of

lighting for all the trails, and realize the significant reduction in annual operational costs to be gained.

I asked Larry and Will that a sample of the proposed LED fixture be mounted on the lodge in place of the present sodium fixture, whose glare reflects down the length of Hosmer Pond, so both the planning board members and residents could make a comparison.

Both Jim and Larry indicated that, from their experience, one of the best and often used tools to control light pollution at smaller ski areas is the restriction of operating hours for mountainside lighting. This can be done through the planning board approval process. There is precedent for this approach.

It is clear to me from Larry's presentation, and from my follow up with both Jim and Larry, that there remain a number of variables for ski slope lighting design at the Snow Bowl. These should be reviewed in further depth prior to settling on the final package to assure that quality, state-of-the-art lighting is provided as part of the project and that light pollution is curtailed for the surrounding residential neighborhoods. This is our opportunity to do it right.

I suggest the Planning Board consider placing conditions on the approval of this application. These conditions would permit ongoing review of the lighting proposal as an amendment for its approval at a later date while allowing the necessary work on the mountain to move ahead on schedule. This would give the time needed for further research and cost/benefit analysis to arrive at the best lighting proposal for the project while addressing the concerns for those living in the surrounding areas.

Additionally, it came to my attention that, during the Bennington, NH, Planning Board review for the refit of Crotched Mountain, local dairy farmers raised concerns that the ski area night lighting was affecting the circadian rhythms of their cows and negatively affecting milk production. Perhaps not thought of by many of us, but our native animals require a period of nighttime darkness for health and survival just as we do. Minimizing the light pollution from the Snow Bowl is not only good for residential areas, but for wildlife as well.

Submitted by:

John Scholz
374 Hosmer Pond Rd.
Camden, ME

ATTACHMENT 4: ARTICLE XII: SECTION 6: SITE PLAN APPROVAL CRITERIA:

Those interested in reviewing the complete language of this Section should refer to the Zoning Ordinance.

(1) *Preserve and Enhance the Landscape*

MOTION by Ms. MacKinnon seconded by Mr. Householder that #1, Preserve and Enhance the Landscape, is satisfied due to the Erosion Control notes on Plans C-1 and C-3.

VOTE: 4-0-0

(2) *Erosion Control*

MOTION by Ms. MacKinnon seconded by Mr. Householder that #2, Erosion Control, is satisfied due to the Erosion Control notes on Plans C-1 and C-3.

VOTE: 4-0-0

(3) *Relationship of the Proposed Building to Environment and Neighboring Buildings*

Discussion of Waiver Request:

The Applicant had submitted a letter dated April 2, 2014 requesting a waiver of the Submission Requirements at Article XII Section 3(h) which requires ground front views and ground floor elevations of all existing and proposed buildings. The Applicant submitted photos of the existing buildings, many of which will be relocated during this project. Other new buildings will be added as well. They have shown the proposed location of these buildings on C-1, but do not have the required information at this point in the planning of their project. The CEO will require specific information on each building before he issues a building permit and members agreed that the combination of this information will provide a good record. Per Article XII Section 5 the Planning Board can grant these waivers once it determines the criteria of this Section have been met.

MOTION by Mr. Householder seconded by Ms. MacKinnon that the requested waiver of the Submission Requirements of Article XII Section 3(h) be approved because there is no unnecessary burden upon the Applicant and because it will not adversely effect any abutting landowners or the general health, safety and welfare of the Town.

VOTE: 4-0-0

Discussion of Item 3:

The Board originally agreed to waive this Item, but Mr. Gartley asked them to reconsider because the waiver was for a submission requirement and this is a Performance Standard. He believes that it would be better for the Town if the record shows that they have met this standard. The Board discussed whether they had enough information to address the standard without the elevations and front views. They reviewed what information they have:

- ♦ The Applicant has acknowledged that they will fit the buildings as much as possible into the terrain to reduce the impact on the surrounding environment
- ♦ All of the buildings will be located below the tree line
- ♦ The buildings are minor in nature - none of the seven buildings are more than one story and all are small in size

MOTION by Ms. MacKinnon seconded by Mr. Householder that #3, Relationship of the Proposed Building to the Environment and Neighboring Buildings, is satisfied

because as shown on Plan C-1 this only includes the tan buildings on the Plan and the Applicant has stated for the record that they are all one story buildings. This approval specifically does not include the red building on the Plan – the proposed new Ski Lodge, which requires a separate approval.

VOTE: 4-0-0

(4) *Vehicular Access, Parking, and Circulation*

MOTION by Ms. MacKinnon seconded by Mr. Householder that #4 is not applicable because the proposed Plan does not make any changes to the existing vehicular access, parking or circulation.

VOTE: 4-0-0

(5) *Surface Water Drainage*

MOTION by Ms. MacKinnon seconded by Mr. Householder that #5, Surface Water Drainage, is satisfied because the quantity and the direction of flow of surface water is not changed, the amount of impervious area is not increased, and the surface water drainage is not changed the drainage will continue to work as it has.

VOTE: 4-0-0

(6) *The development shall not impose an unreasonable burden on sewers and storm drains, water lines or other public utilities. New utilities shall be sized and existing utilities upgraded to adequately handle the demands of the development.*

MOTION by Ms. MacKinnon seconded by Mr. Householder that #6 is not applicable because there are no public utilities involved.

VOTE: 4-0-0

(7) *Special Features of Development*

Exposed storage areas, exposed machinery installation, service areas, truck loading areas, utility buildings and similar structures shall have setbacks and screening to provide a buffer to sight and sound sufficient to minimize their adverse impact on other land uses within the development area and on surrounding properties.

Discussion: The new machinery, which will installed to run the lifts, will be either covered or enclosed and the source of the sound will be dispersed – it will be quieter than it is now.

MOTION by Mr. Householder seconded by Ms. MacKinnon that #7 Special Features of Development, is met because exposed machinery installations are protected by structures that will cover them.

VOTE: 4-0-0

(8) *Exterior Lighting*

Approval of this Plan does not include the approval of any of the proposed lighting. The Applicant will return for a separate approval of the Lighting Plan.

(9) *Emergency Vehicle Access*

MOTION by Ms. MacKinnon seconded by Mr. Householder that #9, Emergency Vehicle Access does not apply because there are no changes being made to that portion of the site.

VOTE: 4-0-0

- (10) Special criteria for Piers, Wharves, Breakwaters, Municipal Boat Tamps, Municipal Piers, Consolidated Piers and other mariner related uses...

MOTION by Ms. MacKinnon seconded by Mr. Householder that #1, Preserve and Enhance the Landscape, is satisfied due to the Erosion Control notes on Plans C-1 and C-3.

VOTE: 4-0-0

- (11) Design standards for new construction, additions or exterior renovations in the B-1, B-TH or B-TR Zoning Districts. The applicant is strongly encouraged to adhere to these standards, however, the decision of the Planning Board on these design standards shall be non-binding on the applicant.

MOTION by Ms. MacKinnon seconded by Mr. Householder that #11, Preserve Design Standards does not apply in this District.

VOTE: 4-0-0