

CAMDEN PLANNING BOARD

**Thursday November 21, 2019
5pm: French Meeting Room**

Meetings are broadcast live on Spectrum Cable TV channel 1303 and web streamed at www.youtube.com/TownofCamdenMaine.

Written or emailed comments on agenda items must be submitted prior to the meeting.
See below for contact information or go to: www.CamdenMaine.gov

AGENDA

1. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

2. SUBDIVISION: Amendment to Approved Plan PLEASANT RIDGE SUBDIVISION: Merge two lots into one 101 Good Wind Lane: Tax Map 110 Lots 10 & 11

Applicant: Bruce Hilsmeier: 10 Good Wind Lane
Applicant's Agent: Mark Ingraham, PLS

3. Convene Workshop on Proposed Zoning Ordinance Amendments: Jeremy Martin Initial discussion of proposed amendments for June 2020 vote

4. OTHER:

December 5, 2019 Meeting: Proposed Zoning Ordinance Amendments: Workshop

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MINUTES of MEETING

PRESENT and VOTING: Rosie Curtis, Chair; Jeff Senders, Vice-Chair; Member Mark Siegenthaler; Alternate Member Richard Bernhard; and Director of Planning and Development, Jeremy Martin

ABSENT: Member Ethan Shaw; Member Matt Siegal (Excused)

1. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** No one came forward

2. **SUBDIVISION: Amendment to Approved Plan**
PLEASANT RIDGE SUBDIVISION: Merge two lots into one
101 Good Wind Lane: Tax Map 110 Lots 10 & 11

Applicants: Bruce Hilsmeier and Elizabeth Grey
Location: Lots 68 & 69 Pleasant Ridge Subdivision
Agent: Mark Ingraham

The Applicant decided to go forward and not elect to continue the review until a meeting where there would not be the possibility of a tie vote (which would lead to a denial of the application).

The Applicants are proposing the following changes to the property: Merge two lots into one. They have no plans to develop the vacant lot; they enjoy the privacy the wooded lot provides from Cobb Road traffic; and they will save on property taxes. This change requires Planning Board review but does not require a Public Hearing unless the Board determines that no Approval Criteria will be adversely impacted; they Board did not require a Public Hearing. The Board reviewed the criteria and found there would be no impact, that there would be no change or that the item did not apply.

MOTION by Mr. Senders seconded by Mr. Bernhard that the Board has reviewed the application against the listed Approval Standards and found that because of the nature of the changes none of the standards will be impacted and the Applicant can be heard as an Amendment.

VOTE: 3-0-0

MOTION by Mr. Siegenthaler seconded by Mr. Senders that the Board has determined that the character of the subdivision will not be altered by the proposed change, and the Application for an Amendment to the Third Amended Plan of the Pleasant Ridge Subdivision, as represented

49 on a plan prepared by Mark Ingraham dated October 12, 2019 is approved.

50 **VOTE: 5-0-0**

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52 The Board signed the amended Plan. Mr. Hilsmeier will provide a copy of the receipt from the
53 Registrar of Deeds showing that the Amended Plan has been recorded.

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56 **3. WORKSHOP ON PROPOSED ZONING ORDINANCE AMENDMENTS:**

57 Jeremy Martin

58 Discussion of draft proposed amendments for June 2020 vote:

59 Please view video for details of discussion.

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62 **4. OTHER:**

63 December 5, 2019 Meeting: Proposed Zoning Ordinance Amendments: Workshop

(1) *Preserve and Enhance the Landscape*

The landscape shall be preserved in its natural state insofar as practical by minimizing tree removal, disturbance of soil, and by retaining existing vegetation during construction. After construction is completed, landscaping shall be designed and planted to define, soften, or screen the appearance of off-street parking areas from the public right-of-way and abutting properties and/or structures and to minimize the encroachment of the proposed use on neighboring land uses.

Discussion:

Mr. Bernhard believes they did a great job technically, but believes the end result will be catastrophic, especially in consideration of what will happen when the facility needs to expand again. He is especially concerned that the Applicant was not sensitive to the residents of the facility or the development: Especially with regard to the back parking area and the Quarry Hill intersection - they are not preserving or improving the landscape.

Mr. Shaw: He also believes the back parking area results in the loss of a green area that is important to residents; that area is not being enhanced. Otherwise, he would place conditions on approval that rely on the representation of the Applicants to install landscaping that is not included on the Plan. He offered a Motion addressing the southwest lot and the lot at the corner of Quarry Hill Drive. That Motion was replaced with another recommended by Mark Siegenthaler who questions whether the Item applies because there are no public ways or abutters that are impacted.

The MOTION that Item #1 does not pertain to the Application was amended to add the **CONDITION** that the Applicant would maintain the berm and proper screening for the large existing parking lot as required by Article X passed 4-1 with Mr. Bernhard opposed.

(2) *Erosion Control*

- (a) preservation and protection of natural vegetation where possible.
- (b) keeping duration of exposure of disturbed soils to as short a period as possible and stabilizing the disturbed soils as quickly as practicable.
- (c) Use of temporary vegetation or mulching to protect exposed critical areas during development.
- (d) Use of debris basins, sediment basins, silt traps or other acceptable methods to trap the sediment from storm water runoff.
- (e) No storage of fill materials within 50 feet of the banks of any stream, intermittent or perennial, or water body.
- (f) No removal of topsoil from any lot, except for that removed from areas to be occupied by buildings, paving, or other surfaces that will not be revegetated.

The MOTION that #2 is satisfied with the **CONDITION** that sediment control berms and stabilization plans discussed are added to the Plan and by the erosion controls shown on the Plan passed 5-0

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

The MOTION that Item #3 has been met because the new building will be in a location where one of a similar height and size already exists passed 5-0.

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

ATTACHMENT #1: ARTICLE XII SITE PLAN APPROVAL CRITERIA

The proposed site layout shall provide for safe access to and egress from public and private roads:

- (a) any exit driveway shall be so designed as to provide the following minimum sight distance measured in each direction, as measured from the point at which the driveway meets the public or private right-of-way.
- (b) the street serving the site shall be adequate to carry the anticipated traffic, and the site plan shall locate points of access to avoid hazardous conflicts with existing turning movements and traffic flows.
- (c) pedestrian ways shall be safely separated from vehicular traffic.

The MOTION that Item #4 is address adequately passed 5-0 because: The Speed Limit in the area is already 10mph; the sight lines backing onto Community Drive have been improved with the lowering of the entrance berm and the removal of some landscaping; and with the **CONDITION** that the pedestrian signage within the crosswalks is in place year-round.

(5) *Surface Water Drainage*

Adequate provision shall be made for surface drainage so that removal of storm waters will not have an unreasonably adverse effect on neighboring properties, downstream water quality, soil erosion or the public storm drain system. Whenever possible, on-site absorption of runoff waters shall be used to minimize discharges from the site. Drainage facilities shall be designed for a twenty-five year storm frequency.

The MOTION that there will be negligible impact on Item #5, Surface Water Drainage passed 5-0 because the Applicant provided a Storm Water Narrative supporting their argument of minimal impact on the existing Storm Water Drainage Plan; because there is a Note added to the Plan that states that the increased level of impact remain compliant with Maine's Site Location Development Act; and because the Director of Public Works, Dave St. Laurent, had walked the Site and confirmed with the Applicants that there will be no down-stream impact – all drainage remains directed to the on-site quarry.

(6) *Public Utilities*

The Board found that Item #8 does not apply because the use of public utilities is not impacted.

(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.

The MOTION that Item #7 is satisfied because the only relevant item, utility buildings, has been shown to meet setbacks and equipment is stored inside, passed 5-0.

(8) *Exterior Lighting*

All exterior lighting shall be designed and shielded to avoid undue adverse impact on neighboring properties and rights-of-way.

The MOTION that Item #8 is satisfied because the Applicant has agreed to the **CONDITION** that the new and relocated light fixtures will be dark sky compliant to match the existing compliant lighting passed 5-0.

The Board found that Item 9 does not apply because there are no changes and that items 10 and 11 do not apply.