

- 00;00;08;21 Welcome to the June meeting for the town of Raymond, where we do have a form. We'll start. We can hear everyone. We've got you muted still. Okay. Hey there, Kevin? Yes, I'm here. I'm here. Who's here. And well,
- 00;00;43;02 Greg, Mike might share. Great. I think your microphone might be muted. I see your lips moving, but I don't hear anything. No, I got you. Like I only have, I don't have Kyle. I think you're still muted. Kyle and Greg you're still needed. Can I unmute you from here? Let's say you should be able to go back. Greg,
- 00;01;13;04 are you there just a minute? No, you're here, Greg. I'm here. Hear me now. This is a public proceeding and unless the boys specifically together Yep. Froze up. We lost you lose me. You froze up Barbara. Are you on the
- 00;01;55;02 line?
- 00;02;03;08 Okay.
- 00;02;04;28 Your internet connection is unstable.
- 00;02;28;19 Okay. Three little buttons and it wasn't. It was just three reasons on the full screen. Yeah, it's actually done download. I have a little, uh, like if I'm down thumbnail visible, it's not gone down below screen.
- 00;02;54;06 Well, we can see you moving now. Bob, you can see me. Yeah. Can hear you. I can't see anybody. Um, wait a minute. Okay. Am I back? Yeah, I'm back. Okay. But the no pick, uh, okay. What works? Republic's agenda. I'll be continuing tonight's items
- 00;03;27;12 in the following order. You have the minutes from the March 11, 20, 20 minutes for old business, we have a tabled application of what Harbor holdings. Uh, we've gotta be public followed by a public hearing, uh, for the applicant, um, Eleanor buck here on a, um, division bottling that we have a high wire hydroponics, um, project extension, and the other plant
- 00;03;56;01 communications and followed by the Germans. In each instance, the burden is upon the applicant to demonstrate compliance with the provisions of the applicable ordinances or state law, all person speaking, including representatives of the applicant and members of the public has just as to stand I'm state their name, address, I guess you remain seated. Address and affiliation would be a application neutral.
- 00;04;21;27 All persons shall address the chairman and he covers the station must be held in advance until what have to avoid this. When we adjourned after the void votes on the merits of each application, it will prepare a written notice of decision because the notice of decision may substantially affect any appeal rights. And also as a

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matter of courtesy, the board asks that those attending a meeting with regard to specific application, not leave until the boy has to figure this discussion appeals from adverse decisions must be filed with the security of court within 45 days of this

- 00;04;54;28 board's decision. Also to be certain that you preserve your individual right to file any such appeal, you must be certain that the void records evidences of your appearance this evening opposition and the basis of your opposition, Robert. Yes. Um, how can I ask people to view all their microphones? If they're not talking someone has a bad mic. Okay. Or they
- 00;05;23;25 can mute their mics. If they're not talking, I'm not sure who has the bad mic, but if I find it, Hey, the everyone's needed. Okay. So now what do we do? You can continue with the meeting and if someone wants to talk, they
- 00;05;49;02 just unmute them like, Oh, okay. Gotcha. Okay. First order of business is for the approval of the March 11, 20,
- 00;05;58;01 20 minutes. Is there a motion? Excuse me, Bob, can we back up on the, we don't have the extension for high wire on this agenda. We have no information from him. Mike is going to introduce,
- 00;06;12;20 Uh, that, um, Judy Jane is going to introduce that under planning communications.
- 00;06;19;00 Oh, okay. Thank you. You're welcome.
- 00;06;22;25 The minutes from the previous meeting.
- 00;06;25;15 Second, any discussion? Um, all those in favor.
- 00;06;33;01 Hi,
- 00;06;33;27 Uh,
- 00;06;37;02 Motion passes unanimously. Next order of business is the port Harbor holdings. Um, does Everett the, uh, the gourd is, um, you all have the memo from, will on
- 00;06;59;14 Maybe June 8th, 2020.
- 00;07;03;23 Yes I do. Okay, great. Um, so to start with, I guess, we'll, we can just ask you to give us a quick, quick run through.
- 00;07;14;13 Sure. Thank you, mr. Chairman. Uh, I'll just start with a brief summary of where we've, where we've been with the, with the application. So the application was formally submitted back in January, 2020. Uh, there was a public hearing on February 12th, followed by a sidewalk on February 22nd. Uh, there was a second limited public hearing on March 11th. Uh, and then I

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- 00;07;45;02 think they were scheduled for another meeting on April eight. However, that meeting was delayed because of the COVID-19 issue. So here we are at this virtual meeting on June 10th, uh, as of the last meeting on March 11th, uh, there were a few outstanding items that the board requested the applicant address, um, including a monitoring plan for the parking. Uh, there was a
- 00;08;19;05 delineation of the boat access adjacent to the, the swim area for the Indian point campground. Uh, there was, uh, they had not received their DEP uh, NRPA permit yet. And I think there was another item that wasn't covered in their May 7th meeting, but it was related to monitoring the flows and septic system.
- 00;08;47;13 So with that as a, the applicant is again, made a submission on May 7th, including a narrative letter in a plan, a the plan addresses those first three items. Uh, basically they provided a parking monitoring plan, uh, which describes, uh, how they plan to monitor the parking. Uh, and they've, they've outlined a time period beginning in July, 2020 and ending
- 00;09;19;04 in October. So basically it would be the season, uh, and how they plan on monitoring that with, uh, adding a security camera, uh, recording camera that would, uh, they would, they would review the recordings after every weekend and holiday during that period, and then submit a summary report to the town, uh, and recordings from that camera would be, would be retained
- 00;09;49;14 for a couple months. So if, if the town had any questions, code officer could, could go down and review those recordings as well. Obviously, I guess we, you know, the board may want to consider whether that this season is, is the right season for monitoring parking, um, given, given the situation that we're in here, uh, at the moment, but anyway, that that was
- 00;10;16;00 their, the, the essence of their monitoring plan for parking. Um, they also talk about, uh, uh, applying to the state of Maine department of agriculture, conservation and forestry, uh, for, to install, uh, several new buoys to delineate the swim area and delineate, uh, where the boat traffic would go here at Jason to the Indian point campground. And then,
- 00;10;47;29 um, they they've also submitted their, their DEP NRPA permits. Um, the narrative also describes that they've, they've reached out to the Indian point, campground homeowners association and offered assistance in terms of reloc, potentially relocating the swim float and, uh, some up surface boulders within the swim area. So as part of this, this meeting, given that
- 00;11;20;16 it's been some time since our last meeting, uh, basically prepared, I prepared for the board a, a what I'm calling a final review checklist, which basically kind of pulls out all the different review criteria for the project, put it in a tabular format, which, uh, with sweet columns of whether the, the, the standard has been met, not met or not applicable, I figured that would make it relatively easy for the board to kind of go down

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- 00;11;49;26 through the various criteria and check
- 00;11;54;02 Off, um, whether they feel that standard has been met or not met, or whether it's not applicable to the project. So, uh, with that, I think, uh, that's, that's really all I, I had to add tonight. Um, so I'll turn it back to you, mr. Chairman. Thanks. Well, and thanks to that, that, uh, checklist graphic, that will be extremely helpful, Rob, over to you.
- 00;12;22;18 Yeah.
- 00;12;25;21 And if you could address, um, your letter, you have to mention it.
- 00;12;33;18 Okay. Can everybody hear me? Yeah, I think you're good. Good. Okay. So, uh, as will had stated, there were three outstanding items that we had to look at. Uh, first one was developing a monitoring plan. Um, we'll then touch on it, but one of the things that we know that we got a late start here because of COVID and what we propose to do is monitor through October, but then monitoring again in 2021, uh, from the beginning
- 00;13;08;26 of the season, uh, 3rd of July, uh, so that we get a good repping representation of what would happen to the parking. Uh, one thing we noted is that, uh, we have been busy. It's been a good business so far up at the Marina, uh, since things sort of opened up a little bit. So, uh, but we do plan on monitoring into next year, uh, relative to the, uh, delineation of
- 00;13;38;16 the boat access. We have reached out to, uh, the main department of agriculture, uh, conservation and forestry, uh, Tim Thurston, who handles, uh, the markers within the Lake and, uh, Heather siders, who does some of the admitted or straight up stuff on that. Uh, they are looking at the plan that we have
- 00;14;04;06 submitted, which is basically the plan that you all got. Uh, typically they don't like the outer Bowie, um, that we've shown on their path 200 feet past the shore. So they wanted to have a little discussion on that. Uh, if you remember, we are a property, uh, juts out a little bit more than where the swim area has, and we just thought it would be better to have those buoys, even with the ends of our dock and whatnot also, cause there was a
- 00;14;33;25 shallow area there. They are going to get back to me within the next several days on that.
- 00;14;39;00 Uh, but they don't see a, uh, a major issue. It's just where we ended up putting them in the end. We did get R and D P permit. Um, and, uh, that copy that was included in your package. Uh, we have had several conversations with the AHLA, um, trying to assist them in what may need to be done relative to a relocation of, uh, their float, uh, um, a mountain
- 00;15;13;04 it's a load of water. They're moving that for them and also offering to have, uh, somebody go in mold, some of the boulders within that area to make it, uh, a

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much better area for swimming. Um, also, um, the client has reached out to several entities, uh, to, uh, offer up slips in the Marina.

00;15;40;06 Uh, those being the Lake association from the handles, the milfoil, uh, uh, abatement on the Lake, uh, our department, um, and also, uh, the inland fisheries department, we thought it would be, would be good to have the public presence there. We know that one of the concerns was that, uh, people may not be, uh, doing what they should be. So we figured if we have a slip there for the, uh, uh,

00;16;14;05 inland fisheries awarding service, uh, that, that would help things out of that. Um, other than that, everything's pretty straight forward. We believe. Um, I think we've handled, uh, all our, of our fire comments. Uh, there's some conditions that they want included. I believe, uh, the plan has been submitted or soon to be submitted for the fire sprinkler system

00;16;42;20 and whatnot. And, uh, we're all set to go and we'll be more than happy to answer any questions anybody has.

00;16;50;18 Okay. I guess I did miss one thing along the way. We do a motion to take the project off the table officially. Um, so could I have that motion from somebody so moved and second, second, second day. And is there any discussion, wait, what was in favor about that Leftover? Um, I have a,

00;17;22;20 my notes, um, Mike was in some environmental concerns concerning the loon nesting that you're pretty happy with what has been presented now as far as that's concerned. Yep. You're muted. Hang on, Mike, you made it.

00;17;40;11 Um, I have one, one concerned about the monitoring. The parking, the thought occurred to me

00;17;50;12 Listening to, uh, the planners review and listening to what Rob Shirley had to say that because of the COVID-19 problem we have going on, uh, usage of the parking lot and usage of the slips, maybe constrained throughout the season and perhaps in the next season, not knowing really what the virus was going to be doing.

00;18;14;02 Mmm.

00;18;16;20 And the thought occurred to me. What if people who customarily rent slips decide to continue to round suite so that the, uh, the Marine, his income stays relatively stable from a rental of slopes for their income. And, but people decide not to visit the Lake because of a virus. And so they don't come out and park. So there may not be a strict correlation, uh, or there may be a strict correlation between the income of

00;18;49;03 the Marina from slip rentals for the year and the amount of parking activity. Uh, and I, I, I'm not convinced, um, that the monitoring and this current virus season is going to give us a true look at what the parking activity is going to be during a

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fully active season when there was no virus. And I just throw that out for, for conversation purposes. I don't, uh, you know, I don't, I don't have an answer for that. Um, and I'm not

00;19;19;21 attempting to, you know, shoot down the, the monitoring program. I think the applicant is, has done as good a job as we could ask, considering the fact that we don't have parking scanner for the area.

00;19;32;10 Uh huh.

00;19;33;25 But that's my concern. So I throw that out and ask what people think about that.

00;19;40;07 But I comment on that as well. Yeah. Give me a hit, Mike. I didn't catch your first answer to whether or not you're happy with environmental that you will then this problem that you okay with that now. Yes. Okay. Yep. Regarding the, the parking and monitoring the parking, I guess I'm a little concerned about what happens if I think the monitoring is great by the way, but what happens if we end up with parking overflow out on a three Oh two, do we need some sort of condition of approval that

00;20;15;16 says that if that were to happen, then the, the number of people allowed in the parking areas would be limited?

00;20;24;06 Hmm.

00;20;27;22 Because I mean, it's one thing to have a monitoring program, but what if it turns out that there's there's problems, but yet we don't have any procedure in place to address that. Yeah. Could that be conditioned that they have to come back with a proposal on how to address, um,

00;20;50;25 They're shown from the monitoring plan

00;20;55;21 And also didn't we have some discussion about, I think Mary was in on this one that, um, if there is in fact problems with the parking, it would directly relate to the amount of slips that could be rented. Was that, So I don't recall. I don't recall that discussion, but that maybe is a way to address it or expand the parking lot, come back for expansion of the parking lot in that right.

00;21;24;04 Looks like Rob wants took it. Was it, it, if there is a problem with parking out on route three Oh two and overflow, and that the parking lot is not adequate, then the applicant had to come back with a revised plan who would ask the overflow and the concerns as they stand at that time. And it didn't seem to be really any other way for us to handle it because we don't know what the concerns are going to be. And so we can't, we can't set up a plan to address something that hasn't happened yet that we don't no with circumstances are. I think that's pretty much the way we

00;21;57;14 left it.

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- 00;21;58;23 Yep. Sound right Bob? Yes, rabbi. Sorry, I just got the hand down. Go ahead, Rob. You're still muted drive.
- 00;22;10;16 There we go. Okay. Um, relative to what's happening with COVID-19 in what we would see as a reflection, like I said, we had been busy. Um, they've already turned away people who want to write new slips. Um, that's what the demand is, uh, with the ability to get out and outside. Uh, this is one of the better, um, things that people have been thinking of
- 00;22;41;03 doing is going out on the Lake and bounty. They have been busy, they've been selling boats and people are ready to lease more slips.
- 00;22;50;18 So I could very well be, it can be crude,
- 00;22;55;05 So, but we didn't know that was going to happen. So that's why in our monitoring, uh, we wanted to make sure that we were handling it right. And so we have proposed to monitor into, uh, the next season to make sure that we get a good reflection of that. Um, relative to overflow onto three Oh two, that will not happen. A client will not allow that to happen. And, uh, if there's, uh, uh, a situation with parking, they will freed up
- 00;23;28;09 by, uh, having their employees parked somewhere else, shelling them in and then creating more parking. Um, like we said, this is our business. We, if we don't have the parking there for the people who leased the slips, we're not going to be very successful. It doesn't make sense, uh, that we wouldn't provide the parking that we need.
- 00;23;55;26 Yeah.
- 00;23;56;00 Whatever needs to be done to, uh, uh, just the parking in the future we're going to do.
- 00;24;03;29 Thanks, Rob. Kevin, you also had some issues about parking. You okay with what's?
- 00;24;09;16 Yeah, that sounds good. I'm glad they're going to go into next season. I mean, you know, Rob's probably right. It's going to be a high season now this year because of the ability to avoid some virus contact out in the open water. So, um, it'll be good to see what happens this year and next year. And you can compare the two.
- 00;24;32;18 Okay.
- 00;24;35;15 Uh, let me ask this question. What if there's a camera failure in the middle of a monitoring month? Uh, is somebody going to be, it, it says that they, they, their results are going to be reviewed every month and reported to the town, but as somebody at the Marina going to be responsible for checking the cameras working every day during that month,

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- 00;25;01;24 We are going to look at we're going to do this on a weekly basis. So if there's a camera problem, it would be caught within one week. Um, so I don't think you, you're not going to lose a whole entire month.
- 00;25;16;01 Did the cameras have any kind of an interlink into the monitor with, uh, some type of, uh, a warning that the camera is not, uh, active, maybe that's something that could just be incorporated into the camera set up. It seems to me that would be a pretty easy functional piece of electrical interfacing to accomplish and just might be smart. And you, so you don't lose that weight.
- 00;25;39;21 We can look into it, Bruce. Okay. That's a available option and whatnot. Uh, certainly we don't want to go and have to monitor any longer than we need to. Um, but
- 00;25;52;17 No, but you don't want to lose a week or two of the monitoring and then that's yeah.
- 00;26;02;22 Yeah. The one, the parking issue, um, who we haven't heard from ed, Kyle, Greg, are you guys all okay with what the parking set up is in the monitoring system?
- 00;26;13;03 I'm okay with the parking plan and the monitoring system,
- 00;26;17;08 Kyle,
- 00;26;18;03 I am as well. I think it's a good plan. I think that they put the effort in to make sure that they're being transparent down there. I do agree with, uh, the other comment, you know, it'd be a problem. We should probably have some way to address that. Um, but I think they're doing everything they can with what they, what they have and, and to do the monitoring. I think that's a step more than I expect them to take. So I'm happy with what I'm hearing, but I think that we should also consider, you know, if this does become a problem in the monitoring proves that it is an issue, you know, having a recourse. But other than that, I I'm liking what
- 00;26;51;22 I hear elsewhere.
- 00;26;53;09 Okay. Um,
- 00;26;57;13 The third issue that was left over was the voters swimmer safety. Um, Rob has addressed it with the bullies. Um, uh, we okay with that, that was one of those that was still kind of concerned with the board. And when the end of our last meeting,
- 00;27;14;18 I have one question though, uh, for mr. McSorley, I think if you're going to be relocating submerged boulders, does that have to be approved by DEP or can they do that as a matter of right. Because they have a beach there,
- 00;27;30;20 Uh, I believe as long as you're not displacing it from the Lake, you do not need a permit, but I'll confirm that you've done work in the past.



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- 00;27;43;14 Yeah. If you have to go see them for the floats, you could maybe just bring it up and mention. Yeah.
- 00;27;48;27 Okay.
- 00;27;50;07 Yeah.
- 00;27;52;01 Say it, they are moving any bowlers. I believe that would be a PBR from, uh, I mean a permit by rule to move any folders, which they have done in the past in front of their Marina.
- 00;28;04;09 Mmm.
- 00;28;05;06 Move any rocks in the water. They would probably would have to get that
- 00;28;09;24 The last time they did it, uh, the contractor who did it got a PBR.
- 00;28;15;04 Yep. But that was for two years. And I believe you're on your second year now. I don't know where the time limit is on that permit. That wouldn't be one thing we would have to look into and deal with it at that point. Yeah.
- 00;28;27;11 Uh, there are, the Boulder is big enough that they inhibit, uh, a boat travel above the boulders that they may need to take into consideration. Uh, uh, a redefinition of the, uh, uh,
- 00;28;40;24 The safe waterways are these boulders, you know, small enough and deep enough that that's not really an issue. They are fairly close to the surface, but they are on the opposite side of the swim area, away from the Marina. There's like a Shoal going out there of boulders are shallow, pretty shallow water there.
- 00;29;02;23 My only, but you're not moving, removing the boulders for the Marina. You're moving the boulders for the swim area. Is that correct, Rob?
- 00;29;08;26 Correct. Uh, Boulder's over in the Marine area have already been, uh, accounted for, and what we've done is we've just, uh, offered up for our neighbors that we would help assist them relative to the swim area. Cause it towards the South a little bit, uh, you have a lot more Boulder area. I guess we wouldn't take those boulders out that are about 200 feet out or so from, uh, it's, it's almost like a protection for the swim area
- 00;29;38;25 to begin with. That's out in front of area.
- 00;29;42;12 Those would remain,
- 00;29;44;13 Um, let, let me, let me throw this out. You know, when you're out riding in a boat, you're supposed to be astute enough to be looking over the bow of the boat for rocks that are upcoming and going slow enough. So you can avoid the rocks when they, when they come into view. Uh, my concern would be during the off season

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when the boys are down and the Boulder has been relocated, I think he would certainly want to relocate it so that the top of the Boulder is no closer to the top of the water than it is now. And, you know, even though people were supposed to be looking out

00;30;16;03 for the Boulder, you don't want to do increase the chances of a hazard conditioned by, you know, having the Boulder put on a higher elevation on the, uh, on the floor of the Lake. And it currently sits on, I guess I'd ask that you kind of pay attention to that. Yup.

00;30;35;09 Okay. So am I correct in assuming that we're all happy with the voter swimmer safety booties are being in place Other concerns with, uh, just on the photo swimmer safety issue? I'm good with it. Okay. So I think in the only thing that we, that we have, that if I can summarize this is concerning the parking we are, um, we are happy with the monitoring system, but there is still some concern as to what will happen if the parking, uh,

00;31;10;13 drips out onto trio to what the recourse is. Is that correct? Are we so concerned a little bit with that? Are we okay with,

00;31;20;03 I don't know how we can judge, how much of it have and how we're going to react as it hasn't happened yet. I don't see how we sit here and make up a plan to deal with it. That's one of the, be Achilles heel aspects of not having a parking standard for the area per se, and having to rely on the process we're currently going through. If it becomes a problem, the applicant has to submit a plan to address it, and we have to thrash around with it at that time. That's my understanding. I don't see what else we can

00;31;52;19 do.

00;31;53;10 Okay.

00;31;55;00 Yeah, I agree. That sounds good to me.

00;31;58;29 Okay.

00;32;00;12 Are there any other kind of, um, concerns, none of the board members that we want to address before we go into the specifics items?

00;32;10;29 Okay.

00;32;12;18 Will's waving his hand here.

00;32;14;21 Sorry. So the one other item, which wasn't in the letter, but, uh, was talked about in the previous meeting was monitoring flows into the septic system. And I, I believe my recollection was is that the, that mr. Suggested that they would put a flow monitor on the system to monitor the

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- 00;32;48;06 flows into that septic system to make sure that the septic system was sized adequately.
- 00;32;56;11 Correct. We would, uh, meter the water into the, uh, building there in the amount of flow that it puts in. The flow that comes from the commercial building is, is not much it's, it's really what might come from the ancillary building. And so what we had said is we will put a meter on that and then we will deal with the town, uh, CEO, whoever that might be in the future. But, um, and, and, and rectify that situation. And we've also
- 00;33;34;06 had conversations with Portland water district about it, cause they have concerns and we want to make sure we take care of them.
- 00;33;41;11 Oh, just for the record, that discussion is contained on page four, paragraph K on perceptive waste. What will brought up is, is actually right here in writing under that paragraph.
- 00;33;55;11 Yes.
- 00;33;56;24 In the, uh, in the letter that, uh, that we have that's dated June 8th, 2020, the final review checklist.
- 00;34;06;19 Thanks Scott. Yeah. I mean, I, after hearing mr. McSorley's comments. Yeah. I have been in contact with the state. There was a little bit of concern because they're going to be monitoring for, requires to be monitoring for a year. Um, again, that may be something that we can deal with as it comes along, but they were a little kind of, a little hesitant on going that long without having to have them being compliant with current shore lands stone it's current shore land, some surface lease water as they
- 00;34;39;24 are now. Um, but, uh, it sounds like he's been in touch with it. I know Portland water district has been in touch with me about it. So they had a little bit of concerns as far as the water monitoring, maybe too long of a period to go, um, without being compliant. But I think that we may be in discussions with, uh, mr. McSorley and the thing and the, uh, Jordan Bay Marina and kind of figure out how we're going to deal with it. Maybe in
- 00;35;08;14 that interim, interim, uh, as far as what they may be required. So I think it's something that we could just work through rather than it is. I mean, it already is a part of conditions of approval so that they be compliant. So it's just something that we could work through the, through the year. Um, I feel anyway,
- 00;35;32;02 Okay. That was sent from the board. I'm going to work through a Will's memo. So if you can kind of look to that, starting
- 00;35;38;11 With the site plan, review standards and under paragraph eight,
- 00;35;42;02 Mmm.

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- 00;35;43;13 Bicycling through, um, for emotion for step-by-step here, we'll talk about, we'll just, uh, this venture in each of the big subheadings, if there is any concern of any of those subheadings, if you would just raise your hand or yell out or something and we can talk about it. So the first thing on my list, just to make sure we're all on the same place is I have under a set paragraph Bay, the preservation of landscaping, is that
- 00;36;11;23 everybody with me on where I am.
- 00;36;16;05 Yup.
- 00;36;19;06 So from our discussion, the presentation of landscaping, um, I would say that we, that that standard is met.
- 00;36;27;06 Okay.
- 00;36;31;27 Uh, paragraph B is the relation of the proposed buildings to the environment. There's no new buildings. So we'll go with Matt. Yep. The Equilar access. Um, Does the applicant is coordinating their design efforts with the town of Brandon fire department. Wayne, can you confirm that for us, that the fire department's happy with, with vehicular access and how the parking will set up?
- 00;36;57;09 Yeah. Based on, based on the plans, um, Stantec. Yes. We would be Stantec. Dan Sebago that makes the plans from both, but yes, we would be
- 00;37;08;27 Happy. Okay. Thanks, Wayne. So I'm going to go with it. That standard is met. Okay. So now the big one, the parking and circulation, um, I think everything that's been proposed, we've all, we've kind of agreed to. I don't think there's any thing that we need to add to that. Is there something that somebody is still concerned with?
- 00;37;29;27 Mmm.
- 00;37;30;21 I tell you what, why don't I just,
- 00;37;31;28 Mmm. Mmm.
- 00;37;37;06 There's the parking monitor plan, um, bluesy insulation, security cameras to monitor the parking area. Recordings reviewed every yeah. Every weekend and holidays.
- 00;37;49;21 Uh, should we add language in there about the monitoring from, I believe he said next March, next July, 2021, Rob mentioned that maybe that language should be in there in that, or, or added to it.
- 00;38;06;04 Okay. So
- 00;38;07;10 I missed that. So I'll add that in there.

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- 00;38;09;17 No, I have ever met. Okay. So I am going to check that we, that the applicant has met that standard. Is there any concern about builder concern concerning concerning the parking? Okay. Um, surface water, um, I don't, uh, echo service, water drainage. The fact that we only got minor excavation.
- 00;38;33;14 Yeah.
- 00;38;33;21 So that condition is met flipping to the next page, uh, Fox drive utilities. There are no new utilities proposed except for the fire suppression system and new dots as requested by the fire department. Was this the trench? That was not that we did not have on the last plan, The trench that was going out to the,
- 00;39;00;26 Yeah.
- 00;39;01;02 To the docs who was not on the last plan, did we get onto the revised? It was on the last plan we had revised the plan from the initial meeting we had, it was Bruce had brought that up and we had shown it and we showed the, uh, uh, erosion control measures around where it would be trenched. I believe there was a cross section also of the trench provided.
- 00;39;28;03 So I am going to check a met for that.
- 00;39;30;26 Okay.
- 00;39;32;20 Um, special features, there are no special features. So it's kind of an, a, um, exterior lighting. The new lighting is only as bollard lighting down on the docks and the slips. So, um, we're comfortable with that. I'm going to say Matt. Yes. Was there a comment? Yes. Okay. No emergency vehicle access of Wayne is okay with that. So we will check that as being met, uh, item Juliet, the landscaping there's none planned or
- 00;40;02;28 needed. So that is an, a, um, other considerations or article nine standards. Um, in the, in there is the narrative for the swim buoys, um, also the narrative for, um, the offer to move and relocate the slope. Anything else in that standard that we feel should be needed is needed?
- 00;40;29;02 I don't know if this is the place that you would want the, uh, fire department, um, um, memo included in your findings of facts. Is this where that would fall in
- 00;40;43;01 And the findings of facts? Yes. Okay. Alright. I'm going to switch to Shortline zoning standards then. Um, just actually, just as a quick review, just one more before we go on my checklist, I have all of those standards, um, being met for the site plan review for article 10. Is that correct with everybody? Yes. Okay. Um, I'm going to paragraph a beep
- 00;41;13;19 the short land zone standards, a minimum lot standards and setback is going to be met there. Um, nothing proposed principle and accessory structures. There are

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none. So that is done. Here's dots, warts, bridges, and other structures, and uses extending over the Brunell high water line of a water body or within the wetland.

00;41;38;05 Okay.

00;41;41;01 I think this is, this will be, let's get, this is probably as you go through item one, there, the existing dock will be extended and reconfigured as part of this project. I'm no new access. The shores proposed project does not interfere with existing developed or natural beach areas. Yup. I can have submitted an application for the project. Um, the DACA expansion appears to be sized to accommodate the typical size of Lake boats. All docs will be removed on or before December 1st new

00;42;12;26 structures will be built on over or budded the dock. And most structures required. Direct access to the water is instructed on the floats are proposed. Those structures are proposed on the docs that would be converted to a residential dwelling unit and no structures on the dots will extend 20 feet in height, above the dock. The main, uh, main DEP and RPA permit has been obtained for the construction of the piles. And no vegetation is both. Do we move from this project? We okay with I'm drawing. Nope, no bruises.

00;42;49;02 No,

00;42;50;05 I have no problem. Oh, gotcha. Okay.

00;42;54;25 Well that is a condition that, um, it's not a campground for, um, for Delta, uh, personal campsites, not applicable commercial or industrial use and is not needed in that list of prohibited uses. So that is met walking area already exists, um, is not, is not being expanded roads and driveways, no new roads or driveways or proposed. So that is met no signs.

00;43;21;12 Bob, let me, let me, let me throw something in there. I thought that, uh, the application was going to include some fire lane or no parking signs or something to that effect along the, uh, along the dock area. Is that correct?

00;43;36;22 Um, the only thing I think that was being discussed was the, was ADA access.

00;43;42;25 And I think our department wanted some, no, no parking fire lane sign somewhere.

00;43;48;02 There are two areas of the plans that show no parking on it. One down near where the dry hydrant is and a one place where the road or the driveway result narrower. So we took out some of the parking As requested by line.

00;44;06;12 Should we have that paragraph? Uh, uh, I just revised, uh, you know, for the final copy to reflect that.

00;44;15;12 I think it's on the plans that we can have that will, and we can have that and go Kaylee.

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- 00;44;18;25 Yeah, I can add that in there. Not a problem. Okay. Okay.
- 00;44;24;14 There are no new science proposed, uh, item Juliet swimwear run off and flood protection bank needs only minor activation the shore. It's I think that we're all okay with that. Um, the septic waste disposal we've talked about, it's going to get monitored. And is there anything else under, um, Hilo there that we're concerned about? Yup. Then agrees to upgrade if necessary. All right. I'm going to check, met me and my
- 00;44;54;23 essential services. There are none that are proposed. The mineral aspiration is an a is. Agriculture is in a peach construction is an, a timber harvesting is in a variant removal of vegetation for activities other than the timber harvest in his hand is in a hazardous tree in storm damage trees or other dead tree removal is an, a exceptions to clearing of vegetation removal requirements, um, is an a, cause it is not being removed. Revegetation requirements is not, the standard is not applicable
- 00;45;27;23 erosion. Secondary control has been addressed. Uh, Bob, yes.
- 00;45;35;00 The sky on that one on the septic system. Yes. But thing they do not have that. I talked with the state that they, we don't have any kind of the maintenance agreement for the pumping. It should have been, we should have a copy of that as to how often, and when they, you know, how often they're supposed to come and check it, who's monitoring and there should be some kind of an agreement there. We currently do not have one in the folder. They may have one themselves. I don't know. But it is something
- 00;46;05;06 that is required
- 00;46;06;17 Between the town and
- 00;46;08;20 Yeah. Uh, yeah, I mean, it is a, it's a basic, no, it's a maintenance screen between whoever pumps out their septic tanks and how often they do. And as to when they're supposed to come and check to have those pumps, there should be some kind of agreement between who pumps it out and the, and the Marina itself.
- 00;46;29;04 Okay.
- 00;46;29;15 Well, we already have it, maybe a contract with the septic system, whatever pumps it out now, but we don't have anything here at the town of any kind of an agreement.
- 00;46;38;21 Oh man.
- 00;46;39;27 We have no idea
- 00;46;41;25 Based upon the flows that we see, uh, as part of the monitoring, um, we will come up with something on that. Uh, we have not had a big problem with that. I think

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it's been four or five years, uh, between times that it's been pumped. Uh, and, uh, they did have one period that was last cause they had frozen line during the winter, but they never had a problem with it, but we can come up with something on that.

00;47;09;23 I mean, it should have been in place before then, but still, yeah. As long as we get something, some kind of a,

00;47;15;11 I don't think it was a condition before.

00;47;18;07 No, it wasn't. It's something that came out ahead and I'm just kind of throwing that out there that it, that it was required.

00;47;24;04 Yep.

00;47;25;20 Are you talking about the holding tanks too, or just the septic tank? The holding tanks that are being pumped? Yep. Not the septic system itself.

00;47;35;06 So we'll get that in tequila and make and make it a, also the condition of approval.

00;47;39;26 Yeah. I'm going to and I'll yeah. Okay. Put it in there and we can make it a condition. Don't we have an audience pumping systems. I think there already as an ordinance, addressing pumping septic systems in the fuel end zone.

00;47;58;07 Well, they're using, I mean, back in the day. Yeah. You used to have to get it pumped out. And when you used to get the slips as to when it was pumped out, uh, right now main, uh, Raymond does not have a holding tank ordinance, so it's not allowed to go to where they got that in through a state, a state permit. It wasn't to the town.

00;48;18;14 Yeah.

00;48;19;05 The whole thing that they have, you know, it could still be a condition it's just see any pain. Okay.

00;48;32;21 Uh, we're up to, uh, item here to form erosion that's immature and control the applicant proposes the use of community curtains during the actual file driving. There's not nothing else is going on on land. We'll check. Okay. With that. That's Matt, um, soil minerals, a short activation is proposing a new fire service to the docs. Oh, humane, minimal. Sure. Excavation. So I'm going to say that is met, um, water quality. Um, the project site is regulated by Bain DP. Multi-sector general permit. Uh, no

00;49;05;28 new excavation on site improvements will impair water quality. So we could go with a mat, archeological sites are done and a public boat launch facility associated parking areas. The project is not a public launch. So that completes that here, that complete section 15 of the land use



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- 00;49;32;29 ordinance, Everybody okay with what we've gone through. Any objections. Okay. Last item is then is section 16 Delta in the shoreline zoning provision. Um, I don't want his will maintain safe and helpful conditions. The applicant has described emergency vehicle access and fire suppression improvements along with a distinct wastewater and fuel handling standards
- 00;49;57;07 of practice. And it would talk about this is every one now. Okay.
- 00;50;06;12 No objections of reject. Matt will not result in a water pollution, erosion or cemetery to surface water. I think that's already been described the condition. So I'm going to go with Matt will adequately adequately provide for the disposal of wastewater. I think that's already been addressed in cupboard. Um, anybody with any concerns leftover on that? Okay. So we meet, we're not having an adverse impact on the sporting
- 00;50;36;21 grounds, fish, aquatic, life, birds, or other wildlife habitat. The PTP has weighed in on that and they're okay. Real. Okay. Alright. Uh, we'll concern a short cover and visual as well as actual points of access to in then waters. No, with visual buffer is we'll get back to by the proposed project. The applicant notes that the utility trench will be excavated to install a new fire suppression system and your excavate, the area will be restored and stabilized concerns, um, will protect archeological, historic
- 00;51;14;12 resources as designated comprehensive plan. That's an, a one on ad adversely affect the existing commercial fishing or maritime activities. Um, that's good. Uh, we'll avoid problems associated with the flood plain, uh, development in use. I think that's okay. Um, is in conformance with the visions of section 15 lens. You're done. So it's so it's there. All right.
- 00;51;41;15 That's the end of the checklist? Um, the one, the one, uh, proposed condition for approval as the applicant shall submit a what our wastewater usage monitoring plan for review and approval purpose of plan is to evaluate the existing subsurface wastewater disposal system. He said your capacity and determined if upgrades are necessary. Um, well, can we just probably add right into that one? Um, that one, did you want to make
- 00;52;08;19 another separate?
- 00;52;10;26 I would just add a separate one that basically this as the applicant shall provide a maintenance agreement to the town for
- 00;52;18;16 Mmm.
- 00;52;19;19 Pumping the holding tanks. Does that sound adequate to you, Scott?
- 00;52;28;20 Yup. Okay. That's again, is there any, uh,
- 00;52;36;13 Any last minute concerns or discussions?

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- 00;52;41;27 All right, Bruce, you're happy. I'm happy. Wow. Alright. Can we have a motion then?
- 00;52;50;09 Uh, I'll move for approval with the two conditions of approval, uh, for the, uh, holding tank, uh, uh, maintenance agreement with the town and the, uh, septic field monitoring system, uh, as already written out.
- 00;53;08;09 Okay.
- 00;53;09;09 Is there a second, second, right? Who was that? Oh, great. Okay. Second by Greg. Is there any, uh, any further discussion?
- 00;53;23;00 Okay, then, um, all those in favor of
- 00;53;26;00 Approval.
- 00;53;27;14 Mmm.
- 00;53;29;24 This is Mary for a remote meeting. You have to do roll call folks.
- 00;53;33;14 No, that's very, yup. Alright. Um, so I will go through roll call. Boom, Kevin. Hi Bruce. Hi Kyle. Hi Greg. Hi Mike. Hi. Yeah, I brought
- 00;54;00;07 eyes to what you now is. Motion passes. Thanks rod.
- 00;54;08;04 Thank you everybody.
- 00;54;09;12 Yeah,
- 00;54;18;08 Jamie joined us. I'm signing off. Okay. Well thanks very much. Well, thank you.
- 00;54;25;08 I'm signing off also by all
- 00;54;28;00 Right.
- 00;54;30;11 Yeah.
- 00;54;34;18 All right. The next is a, uh, a applicant from Illinois vodka. Did I pronounce that right? Close
- 00;54;44;28 It's correct. But I usually do Ryan's with vodka bop. I teach school. He can't imagine how many children will call me now. Okay. Uh, Jim, would you take us through an echo? Yes. This is before you this evening, because, uh, in 2012, there was a consent agreement with the original developer, the private road, um, Mike Manning. Um, at that time, I don't
- 00;55;19;16 know the details. It was prior to my coming on here in town, but I believe, um, because of the way the development was caught up with family members, it had to come back to the town because they might've been considered an illegal, uh,

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development because it didn't wait five years for the necessary lot divisions. Um, and then the extension of the road never got approved. So in 2012, it did come through as a consent agreement. There was a plan for private way, Whitney way, which allowed for the development of

00;55;47;08 the lots that were there at that time.

00;55;49;13 One of the conditions on the planet at that time was any further lot divisions would have to come back to the planning board to be approved. Now, the interesting thing with this is how do we review this? Um, although I may have put in my memo and it may have been an error, um, I did follow the subdivision review criteria. And rather than me saying must be, uh, let's meet the orders of those. It probably should say, uh, should be considered by the board. I don't believe that this is a formal subdivision application. It is really, um, uh, approval of the condition,

00;56;25;26 uh, for the lot division. So it's a little bit weird. Uh, I understand, but I do think that if we go through the private way standards and the subdivision standards, it'll just be clear for everybody to have a reason of why we should allow this division going forward. Um, so what is, what has transpired is that this is the, uh, Whitney way. Um, Mrs. Vodka owns a parcel that basically, uh, incorporates the whole end

00;56;54;04 of the subdivision on both sides of the hammerhead turnaround. Uh, what they would like to do is split a lot off and utilize the frontage, uh, on the hammerhead to meet the proposed lot. Um, they would have to extend the right away limits, but not the physical roadway, uh, to meet that criteria. Um, and I should also note that in 2012, because of the length of the road,

00;57;19;19 they had to get stormwater management permit from the DP. Um, because they're not extending the road. We wouldn't have to amend that at this time. However, if you look on your plan, they were some, uh, stormwater buffers that applied to the lot that they're creating here. Now those would stay in place. And, uh, in all, in addition to that, um, Mr. Sawyer has provided that they will do the drip edge treatment for the lot itself. That's pretty consistent with what we've made other lots do for end of lots

00;57;50;02 of divisions and things like that. So, um, I think this is pretty straight forward. Um, I don't see any real hiccups. I do have some, some items at the end here that just needed to be cleaned up, but I think that those are relatively minor. Um, but I will let the applicant speak, Mr. Toyer.

00;58;14;12 Hello? Yes, my name is George Sawyer. Can you hear me? Okay. My name is George Sawyer, Sawyer engineering, and surveying in Bridgeton. And I've been working with Mrs. Vodka on trying to, uh, um, get this subdivision of her lot, um, approved. Uh, she currently owns a house and lives in the house that's shown on your, on your plan. Um, and then down below

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- 00;58;46;21 her, uh, to the North kind of is where she wants to create this second loft. Um, the, both lots meet the minimum minimum requirements, uh, for your town as far as, uh, road, Friday, age acreage, that type of thing. Um, the, uh, we did a soils test on there. There's certainly, uh, suitable soils for septic disposal system for a, uh, single family residence, uh,
- 00;59;18;25 which is what she is proposing to do to put on there. Uh, as Jim mentioned, we've shown some buffers. Um, uh, that part of them were, uh, on the approved plan, the Manning plan, uh, which again, as Jim mentioned, was not a subdivision approval. It was in a private way extension plan. Uh, so, uh, we, uh, showed those on there
- 00;59;49;29 and we in fact, uh, extended the buffer that was shown on that plan up near the road so that it extends the full width of her lot from the hammerhead over to her westerly sideline, um, that provides some extra treatment from, um, runoff that's coming from her development portion of her existing law,
- 01;00;15;07 existing house lot. Um, this would seem to meet all the requirements, uh, that, uh, as far as providing the storm water treatment, uh, we showed on there some wetlands, the wetlands that are shown, uh, were actually taken from the Manning plan. We did not go out and do the redo, the wetland delineation.
- 01;00;42;29 Those were taken, uh, having been on the site myself, uh, numerous times. Uh, I would certainly agree that, uh, that the wetlands are properly identified. I'm not a wetlands expert myself, but, um, having seen, uh, the difference between wetlands and up lands over the numerous years that I've been in business, I would agree with the delineation. Um, the, uh, uh, as Jim mentioned, he went through and provided you folks in us
- 01;01;16;19 with a memo, uh, kind of going through the various items, uh, on the, um, on your checklist or whatever. Uh, I've talked with Mrs. Botkin about that. We don't see any issues with any of the, um, items that he brought up in any way. I think most of, uh, as he mentioned, most of the, um, items that he asked, he asked for a few additions to the plan, as far as erosion
- 01;01;47;28 control and a few other notations, that type of thing. Uh, I believe also asking for a definition of the, uh, where the driveway might go in and some signs at the end of the road, as far as not the block at, as far as turnaround or emergency access or that type of thing, um, that does not seem to be, uh, an issue. Uh, and, uh, Mr. Uh, Eleanor, if
- 01;02;16;16 you have something to add by all means step in here. Um, the other item that we did show on the plan was for the existing driveway to her existing house to be widened at the end of the road. Uh, it won't be the intent is that it won't be paved any further, but we widened the driveway somewhat to provide some better turnaround area for specially like a large truck and, or, uh, for whoever's plowing or snow storage, um, off the, off the end of

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- 01;02;49;28 the door or the existing driveway that's there. Um, I guess that's kind of it in a nutshell then to this point in the discussion. So, um, I guess if you folks have questions, um, we'd certainly go in and like to go ahead and, um, discuss those points.
- 01;03;10;04 Thanks, George.
- 01;03;12;06 This is a public hearing, so I, uh, I'm going to open the public hearing at this time. Not exactly sure how all this works.
- 01;03;20;22 Mmm.
- 01;03;24;03 I think there's no one on the screen. There's nobody that's on art. My little, a rundown list here, I guess there was a calling number is Mary solar or they are married. So if somebody would call in, you would get them, is that correct?
- 01;03;38;00 Okay.
- 01;03;40;23 So, so we'll leave the public hearing open for awhile while we continue to discussion. And if somebody starts to call in and we can begin to address that place waiting around. Okay. That's fine. Yes.
- 01;03;54;06 Mmm.
- 01;03;56;22 Right. So to the board, um, yes.
- 01;03;59;18 Yeah. I've, I've got a question. Uh shouldn't we have a, um, some Topo lines on the plan, so we can see the slope of the land and the direction of the drainage flow
- 01;04;09;10 For the record.
- 01;04;11;25 Mmm.
- 01;04;12;21 Oh, that's good
- 01;04;15;18 Bedroom.
- 01;04;16;25 I was just going to say, I think it's, what's, you're out there. It's pretty self evident. Then everything goes to the North Northwest and a direction, uh, pretty evenly sloped back there. Uh, I don't see any real cause, especially with this plan bruise, because they've got a buffer up against the street and they also have one across the rear of the lot,
- 01;04;35;16 Just, yeah, just the location of the buffer is indicating to us where the drainage is going.
- 01;04;41;14 Right. But you were saying

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- 01;04;43;10 If I might, if I might add, um, that the slope as, as Jim said, or, and you've said to Bruce, it is draining from the road to the Northwest across the lot. It's pretty consistent, four to 5% slope, uh, you know, pretty gamble slope, uh, down across the whole, the whole lot. Um, we didn't try to do any, uh, on site Topo. Um, it's pretty thick in there. This place was cut a few years ago, quite a few years. And it's now pretty
- 01;05;18;13 well grown up with a bunch of small trees. It didn't, I didn't see the need, there was no special features or whatever that I felt needed to be shown, uh, through Topo. So that's why they didn't do it.
- 01;05;34;01 Yeah. Jim chappy with Adam army. Yeah. And I think the other thing too, Bruce, having there as a condition that we, uh, pinned the buffer so that the homeowners don't accidentally go in there and cut those. I mean, we, we typically it'd be requiring that more and more, just so the homeowner's aware where the buffers are. I mean, once the plan leaves you, and it goes out into the real world, the develop the builders and the homeowners don't always know exactly where those buffers are. So it gives us more field information of exactly where they are.
- 01;06;08;12 Uh, yeah. And another thing that we've done oftentimes is we'll put some signs out, uh, facing with the bat. Uh, you know, if you're walking in to the buffer, you'll see a sign saying wooded buffer do not disturb or something to that we can find that's very helpful to do when we certainly can do that along the defined edges of the buffers
- 01;06;35;12 On the boring. Does anybody else have any concerns
- 01;06;39;05 Discussion,
- 01;06;44;07 Jim? The, uh, I know they said, there's this area that the development here, you guys don't want a history. Um, the row, there were thing on the board when we did this, the board, I saw your name on, uh, one of the signatures of blob with, um, the road that's in is now up to, um, minor subdivision standards record that it actually would meet, uh, town standards. Uh, they built a substantial road through there with adequate
- 01;07;16;27 shoulders. This would suffice for a private road of 10 or more lots under our current standards and allow the lot, um, Yeah, a lot that we're addressing is, was a lot done in the original subdivision where the original proposed. Yes. It was part of the original development. It was the last lot, the very end last night. Okay. I don't know. It was one of the lots, it was subject to the condition that it would have to come back to
- 01;07;44;26 the board.
- 01;07;46;03 Right.

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- 01;07;48;15 Yeah. If I could, if I could just comment there, I think it's kind of somewhat of the key item or to note is that as Jim mentioned in this thing, when he, his early opening discussion, um, this was never reviewed as far as I can see in talking with other people that never reviewed as a subdivision, it was review was done as a private way extension. Um, but in the first condition of approval, this law being a
- 01;08;20;29 larger lot, six, eight or seven acre lot, uh, there was a stipulation that condition put on there that this, and I think there was one or two other lots, uh, that they could not be further divided on the last they came back to the board. So, uh, Mrs. Blanca has owned this property since 19, since 2012. Um, so it would seem if, if it wasn't for that condition, it seems that we would not have had to come back to the board, but with that
- 01;08;50;22 condition, we've come back to the board asking for the approval of this dividing of the law, uh, not creating a subdivision per se, just a division of her lot or large law.
- 01;09;03;24 Yep.
- 01;09;07;04 Yeah. Just for the boy dedication that the, the board at the time was concerned. And maybe if you're as well, George, the boy was concerned at the time is how the lots were being set up and divided and seemed to be, um, it seemed to be an end run to get around the subdivision rules. And that's why really the board went with, um, no subdivisions of any of the lots without coming back to the point. Right?
- 01;09;33;29 No, that was my understanding.
- 01;09;35;13 Yeah.
- 01;09;38;19 So Wayne, are you okay with the turnaround? Yeah. Hammerhead has proposed.
- 01;09;46;15 Yeah.
- 01;09;46;23 Yes. As long as we put in the fire lane signage, that would work.
- 01;09;51;19 Okay. Are there any other, uh, maybe go through the history of this, but I think it's a pretty straightforward division. Um, are there any concerns from any of the board members?
- 01;10;05;20 None here.
- 01;10;08;02 I just have one comment. That one thing that is a little bit important is, um, you know, prior to any building permits, um, I had been there as a condition. We must make sure that they become part of the homeowners association and that they also will take responsibility for any of the work.
- 01;10;26;12 Uh,

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- 01;10;28;10 There's have to be underground utilities. I believe it's all underground utilities in there. And I think the transformers on the other side of the street, so they'll have to cut through the street. Any of that disturbance is on to repair, not the association.
- 01;10;43;26 Right. That was, that was in your memo. I believe wasn't it. Jim?
- 01;10;57;23 It was on the, uh, Bob, just for your references on page six and seven, just for recommendations.
- 01;11;04;28 I am not telling you the truth. I, I did not think that out. And I'm a little Berry switching the computer right now and losing everybody.
- 01;11;14;00 So don't mess, don't mess any work don't mess with it. Right. Um, if somebody has, uh, has got that handy and could make that motion, uh, with those with gyms, I recommended a conditions that would be very helpful. Does anyone have a yeah. Could you just run through the conditions for us? Yep. Sure. Well, um, I made note a homeowner's association execution referenced to conditions of the original approved plan terms of
- 01;11;48;25 approval expiration hold a whole lot improvements. We'll add erosion controls, hold on a second. Um, tree buffer limits permanently marked referenced, wetland mapping, delineation date IE nine 11, address confirmation utility improvements, responsibility of homeowner for repairs and all application fees must be paid in full prior to emissions of a building permit. Those were note requirements. And then as far as plan
- 01;12;16;04 revisions, uh, I requested a well location or exclusion area shown driveway and location shown in setback limits with buffers accounted for,
- 01;12;27;08 Okay.
- 01;12;29;02 Can we have a motion with those, uh, with those as our conditions of approval? So moved, I think it's apparently a long list of conditions of approval, which don't normally address, but I think in this case, jeopardy monitoring. Yeah. They're relatively minor. They're just note additions and minor plan revisions. Really? Yeah. I'm second, second, bruiser. Second. Is there any discussion
- 01;12;57;17 Okay, so we'll blown all those in favor. Start with you, Kevin.
- 01;13;02;00 Excuse me. Excuse me. Can I just, uh, bring up one point, uh, before you make your vote here? Yeah, sure. Okay. Uh, there was, uh, there was a memo here from the fire chief. Uh, Wayne I think is still on, on the board here regarding requirement or asking for, uh, a fire suppression system, sprinkler system in the house. Um, I would like to make sure that we get that, um, identified either yay or nay. Um, we don't, we don't feel



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- 01;13;37;25 that that is a part of this, uh, approval in the respect that we're not part of a subdivision. I think that's been established, um, w it's a small house. She has a house designed, it's a single story, 1500 square foot house. Uh, Mrs. Bobcat is going to move out of her house that she's in now and live in this new house. So she hasn't designed a 1500 foot single story
- 01;14;06;15 house. Um, and we don't feel that this, we feel that this is a, uh, a request. Uh, I'm not sure if it's a request or requirement that, uh, we feel we should have to meet. Uh, there's nothing in your ordinance at this point that, uh, requires that as far as I can see for a non subdivision application. So I'd like to make sure that we get that, um, define before
- 01;14;37;29 we, uh, move too far into this whole project, as far as women and approvals.
- 01;14;47;19 Um, I guess my only comment there is I don't have anything from the fire department making that recommendation. Does anybody else have a copy of that paperwork?
- 01;14;58;04 I don't know
- 01;15;00;20 If it's not submitted to us as the planning board of seemed to me that we can't even consider it.
- 01;15;10;17 Well, I agree. I think it, I think it probably comes from Wayne with the, you know, it's one of those things that this wouldn't be there should have been a subdivision or could have been on, you know, all of a sudden things. And it was walked around that. And I think under those, I mean, I think we have to live with those decisions that have been made that, that made it a non subdivision, in which case all the other houses in that, in this non subdivision had, were exempt from, um, in house, uh, sprinkler systems. So I don't, I don't see a requirement that we do that
- 01;15;45;04 and we're, um, anywhere in the ordinances that we would, um, we would require that, um, joint we do just for your, the, you, we normally always do require, um, the sprinkler systems, um, whenever we are dealing with the subdivision. Um, and it has been the boards for years now to always go with, um, sprinkler systems. Um, Wayne, I think in this case, Wayne, it is
- 01;16;15;22 truly one of those exceptions that we really, um, should not be imposing that, uh, on the, uh, the lot, if this was a, if this was any other lot split, it would never come to this one, the planning board, and they never would be a consideration for, for that. And then you never, so I'll give it
- 01;16;39;08 again, everybody, you waiting your 2 cents here.
- 01;16;42;02 Okay. Um, actually there was, uh, a memo that was submitted.
- 01;16;48;03 Um,

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- 01;16;49;11 I don't know why the board doesn't have a copy of that, but there was a memo submitted. Um, and we were,
- 01;16;56;26 Mmm.
- 01;16;59;27 Asking to, to meet the water supply requirements, um, that we always, that we always look to in subdivisions. And like we have, um,
- 01;17;10;20 A number of times since I've been the inspector is, uh, on these lot splits, is it doesn't make a lot of sense to spend the money to put in a tank or a fire pong, but we, we were required the sprinkler system when we have done that on other occasions. And that's where this, have we been doing that? Yeah, I can just chime in for a second. I think on the other ones though, the ones that come to mind are the ones we did like up on
- 01;17;42;01 Roosevelt trail. Um, those were kind of duplexes that tripped the subdivision requirement, right? This case is, uh, it's got so many weird loopholes in it. Um, I personally don't see how we could apply the subdivision standards to this one, um, while I would like to, I just don't see how we can, um, technically, um, so that's my 2 cents. And I think on those other ones, they tripped some division with the development itself.
- 01;18;09;00 In this case they don't trip subdivision.
- 01;18;14;14 And, and I, that would be, um, my, uh, opinion, uh, on the, uh, on the situation here. Uh, I know in other times that we work in, they have, they have a similar requirement for a subdivision, but again, this one is not part of a subdivision as far as, I mean, it looks like a subdivision smells like a subdivision, but it's not a subdivision. So I don't see that it, uh, that it meets the requirements for anything, uh, or
- 01;18;45;22 that part of the requirements, if you will.
- 01;18;48;08 Okay.
- 01;18;49;11 Hey Bob, we would probably I'll wait. We currently have a motion on the table that has been seconded. Do we need to withdraw the motion or a motion to include language that the fire suppression system is not required and that the, uh,
- 01;19;07;06 Mmm, Mmm,
- 01;19;08;18 Fire department letter is not applicable?
- 01;19;11;18 I don't, I don't think we need to amend it. I think that our emotion, that's not included there, our motion to clarify. So it's just not, it's not in the runners. It's not applicable. It's nothing.

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- 01;19;24;14 So the motion that we currently have on the floor, that's been seconded. We can just vote on it.
- 01;19;28;26 Correct. Okay.
- 01;19;34;27 I would like to say that the applicant has been agreeable though, to the placement of a no parking signs at the end of the street,
- 01;19;42;02 Correct. Okay. All right. Back to you, Kevin, Bruce w uh, hi, Kyle. Alright, great. I wait and I go, I as well. So it's passed unanimously.
- 01;20;05;00 Okay. So this is the first time I've ever this,
- 01;20;07;29 And it's been an interesting and long process and teacher I've learned probably more than I could ever have learned if I just read it. So I thought I was nervous to come on a, I'm not nervous in front of my children. I was in front of you. And I thought if I don't say something I wish I had, so I want to thank you very much for approving it. And for Scott, you beating with me all the time and George, I can't thank you
- 01;20;44;15 enough for what you've done. And I just thank you.
- 01;20;47;21 Wow. We're always happy when we find happy customers. Happy home. Thanks. You're welcome.
- 01;20;59;23 All right. Thank you folks. Uh, I guess, uh, I should bring a plan down to the town office. And do you folks want to sign this, uh, or is some division that you don't need to sign?
- 01;21;12;17 Well, it is a plan, um, division, so we probably should sign a George and, and, uh, I would just recommend that you send me a PDF with all the note and plan changes, uh, pro the conditions, and then once it's done, they don't have you come on in and we can have the board stop by the town and sign the plan. Okay. Sounds good. Or if it works out it's the next month, it's the next month, we will figure it out. Okay.
- 01;21;35;10 Whatever that sounds good. We'll get, we'll see about getting on that. I'll get you a PDF in a short timeframe. So if there's any additional stuff we can get it taken care of.
- 01;21;45;06 That was great. Alright. I'll also close the public hearing, so it has gold. Yeah. Yeah. We're learning. Yeah.
- 01;21;55;26 All right. It was well done for your first go. I'll commend you on that.
- 01;22;00;00 Well, thank you. And my first go to take care. Jim, do you want to take us through the high wire hydroponics? Yeah. And I'm going to ask Scott to chime in here a little bit too, cause we've kind of gone back and forth to where we wanted to

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position this. And if we had to put out public notification, um, my understanding is that when we've done the extensions, they do not require public notifications because they're just a request to extend the plan and all the terms and conditions, nothing new is being

01;22;30;11 presented other than the terms of the start or the completion of being asked to be extended in this case. Um, this came to you folks back in, when was it 2017, which was about the time, the same exact time that we instituted the ordinance change for the exploration terms, um, approval terms of two years to start four years to complete, you could come in for a onetime extension, um, which would give you three years to start in four

01;23;04;23 years complete. And then there was another caveat in that language, which was said that you could not have any more than five years to start or complete. I think we just put that in there to cover all our bases, which was good because in this case, he gives us a little bit of wiggle room. So they have requested it. Um, Scott, I don't know if you've got any feedback from the attorneys today.

01;23;25;21 I did. I, um, I talked to a philosophic here and he says, even though, because it would be on the wired to be, uh, in the public notice, even though, even though it's an extension, it would still require to be in a public notice, which would mean it wouldn't have to, uh, bed out there before we could discuss it. Right.

01;23;46;27 So, I mean, we can discuss it this evening as ex communications. Basically it doesn't jeopardize him if they go on next month because their expiration is June 12th. And I think our next meeting is July eight. So there's, there's, there's a little bit of wiggle room for him, but I just kind of give you a heads up. Basically, my recommendation was they've been two and a half years. We haven't seen any start of any sort on this project. Uh, I understand that this spring has been totally blown out of the water with everything that's going on with the coronavirus, lack of

01;24;19;19 people, being able to get in touch with the town because of closures and restrictions. So my suggestion was to them was we will extend it six months, which is equivalent to what it happened the beginning of the year to July. So it will put it through to January 20, 21, and then the board, if they don't start or get substantial work going on, this can then say in 2021, this is dead. You've got to come back to the approval and if they do

01;24;47;22 start, how much do they get done? Are they serious? Are they just kind of, you know, just dragging this out. So it gives you an opportunity to, again, to look at this, to see where they are. Obviously we don't want to restrict businesses from being able to develop, but at the same token, we've got to tow some kind of line here where we just don't keep dragging it down the road.

01;25;08;16 Hmm.

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- 01;25;11;08 So honey, you don't have to, you won't make a decision this evening. It's just kind of put out there. Um, so you can think about it. You've got a month to think about it. Um, we will probably have the recommend that they join us at the next meeting. Just give us an update of where they are, um, to give us a sense of if they have any plans and when they could start. Um, the other thing that makes us a little more difficult is if you remember the, um, this golf course, they had down, there has some conditions that are also tied to the development of high wire. So it gets a
- 01;25;42;26 little more complicated with the tube developments, then the other development done we're in the works. No, I don't believe anything's been done on that one either.
- 01;25;52;20 Cool.
- 01;25;55;14 So, I mean, they got two plans out there that I'd probably Scott, you and I should look at to see what the expiration is on the golf too. Cause that one's probably coming around again soon. Yeah, yeah. We'd have to look. I have not yet. It's gotta be getting there. Cause that came up quite quickly when I first got here. So
- 01;26;16;00 Yeah,
- 01;26;17;13 But I think at some point we got to just, you know, we keep moving the line back and we're giving them the benefit of the doubt. But at some point we got to draw a solid line and I do understand that this year is a complete mess for anybody trying to get permits, to do anything or start construction because of finances or because of inability, just to communicate, um, with towns. So, um, I think we should give them the benefit of the doubt for another six months. But after that we need to see something. But your recommendation also was to give them six months, but to
- 01;26;49;21 hold the ending, correct, hold the end day. Because I mean, if we give them six months, they can start now in July or August something they can start and then we can then if they do start and they get going with this and they happen to run out of time and next July 21st, because the completion dates coming up at that point, you could extend the completion date. If you see that they're making a full effort to actually complete.
- 01;27;13;18 Okay.
- 01;27;16;04 Uh, I got a couple of questions. Um, has the applicant specifically requested the six months and have they given you any indication of when they would like to actually start construction, uh, assuming they get all their ducks in a row? Well,
- 01;27;34;09 They asked for an extension. It was no terms of, I think they were just hoping to get an extension. Basically Bruce, they were agreeable to what I presented to them on the six month. But to your point, I did not hear one way or the other if they had any plans and when they would start. So that's the question. You could ask them at the meeting next month.

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- 01;27;54;27 Okay. You might be prepared to discuss that with him here. Here's my concern. And I'm not trying to, you know, to tie the hands of the applicant and I'm sure we all want to be reasonable within whatever balanced we can commonly agree on if they don't start construction until early 2021, the dates as amended from January to July pretty much mean that. Assuming they're thinking about constructing a pre engineered metal
- 01;28;26;04 building.
- 01;28;28;15 Yeah.
- 01;28;28;24 Depending upon how busy pre engineered manufacturers are at any given point in time, it's pretty tough. Even in the best of times to get steel on the ground from the, from the manufacturer in less than six weeks. And usually eight weeks is kind of a customary lead time, if all heck breaks loose. And everybody's really busy in the pre manual, a pre engineered building manufacturer is quite quite busy. You can see lead times of 12 to 16 weeks. And if the, uh, uh, if the applicant doesn't plan
- 01;29;05;19 properly, he, unless he wants to start winter conditions, construction of the foundation in January or February, he's going to naturally want to help hold off until, you know, the middle of March when spring thaw really starts to happen and things loosen up. And then if he runs into a long pre and a long pre engineered metal building lead time, he could find himself really rushing construction to meet that July date. Cause he won't be
- 01;29;32;22 starting excavation for foundations until the middle of March. He orders his steel, the steel doesn't get there, worst case 12, 16 weeks. It's going to be July before he sees the steel on the ground. So there could be some coordination issues that I think you may be want to discuss with him to make sure he doesn't get, as you know,
- 01;29;54;02 We can easily relay to them, Bruce, that we'd like to see, um, some kind of scheduling of what they are planning. Um, if, if we do extend this, what would be their plans and what would be their schedule? I think that's a fair question to ask of them when they come next month. Okay. And anything else? I don't. Um, Scott, um, do we have anything else coming forward next month?
- 01;30;26;01 I know we have not received any, uh, interest in any kind of, um, applications for planning board, not at this time. I mean, you and I talked about some issues that may come in front of the planning board, but we've got to kind of figure that out first. Um, but right now I have, I don't recall of anything coming in. Um, and then you've seen anything Mary
- 01;30;56;26 I have not seen or heard anything like this for the board's enlightenment. The other, the other issue that we have is we have a backlot driveway, which is getting early indications that this one's going to be complicated with the number of lots it

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could potentially serve. Uh, Scott and I have discussed this one in detail with the applicant and the engine and the engineers, the same one, that's doing high wire, uh, by coincidence. So, um, it may be worthwhile if nothing else to maybe put it on there for some kind of discussion. Um, at this point, Scott and I are

01;31;31;09 both not really comfortable taking this one as staff review. Uh, I think it has some merit scores.

01;31;37;29 Okay.

01;31;40;11 But we'll, we'll work that out. Um, as we move forward into the July agenda.

01;31;48;00 Okay. Other than that town meeting,

01;31;53;19 What grade?

01;31;54;09 Yeah. Anything about scheduling the town meeting? I think they said they weren't going to have one in person this year. It was going to be a virtual town meeting. I thought I read that on the County website,

01;32;08;12 Mary, you know, that is currently what is planned. That is video.

01;32;16;17 That should be interesting. So unless you folks have anything for us, uh that's all we've got. All right. Let's is there a motion move to Jaron? Is that you gotta go by a roll call. Kevin Doyle boat, Bruce. Hi. Hey. Hi Greg. Hi Mike. Doesn't matter what you doing at best.