New Gloucester Planning Board
Minutes of October 4, 2016

Members Present: Jean Libby, Chair, Joe Bean, Vice Chair, Jean Couturier, Eric Hargreaves, Mark Leighton

Members Absent: Amy Arata (1 board vacancy)

Town Staff: Will Johnston, Town Planner

Business Items: Driveway Setback Waiver Request in Shoreland Zone
Revision to Existing Site Plan

1. Call to Order
J. Libby called the meeting to order at approximately 7:00 pm.

2. Approval of Minutes
Minutes of September 6, 2016. J. Couturier made a motion to approve the minutes. Seconded by M. Leighton. Approved 5-0

3. Driveway Setback Waiver Request in Shoreland Zone
Davis Richardson
Sabbathday Road/Maine Street
Limited Residential Shoreland District
Map 20, Lot 4.
This item was removed from the agenda at the applicant’s request.

4. Expedited Site Plan Review Amendment
Scott Young
Colebrook Road (and Maine Street)
Residential-Commercial, Groundwater Protection Overlay
Map 2, Lot 8-D

W. Johnston provided an overview of the project. The applicant was not present. Mr. Young is proposing to add a residential garage/barn to his property. Such a structure was included in a previous site plan approval by the Planning Board, but the location and size of the building has been changed, the location of driveways has been modified and a fabric storage structure for a motor home has been added as well.

The impervious surface for all structures and drives is still below the 30% standard, and the applicant is proposing to block off access from Route 26 except for occasional use.
Based on a detailed review of the facts submitted by the applicant, the Planning Board took the following actions:

1. Acceptance of Town Planner recommendation that the project, as a residential garage in the Residential-Commercial District, meets the criteria for expedited review as set forth in section 7.4.1.3.a. and is consistent with the purpose of this designation to expedite the approval process for projects “which are not expected to generate any significant adverse impacts on natural resources or adjacent properties.”

| Vote | Yes, 5-0 |

2. Waiving or finding not-applicable, all of the site plan submission standards of Section 7.3.2, except for the following submission requirements as recommended by the Town Planner: (The Planning Board may choose to make separate determination regarding the waiver of particular submission).

| Vote | Yes, 5-0 |

| a. Site Plan application and expedited review checklist. |
| b. Site plan showing location of the proposed and existing structures, including title and signature blocks, north arrow and parcel information. |
| c. A copy of deed demonstrating right, title or interest (submitted to Planner) |
| d. List of immediate abutters |
| e. Photos of Site, including tax map info |

3. Determine Application Completeness

| Yes, 5-0 |

4. Determine if application meets site plan review criteria and other relevant ordinance provisions.

The Planning Board reviewed its Site Plan Approval Criteria from Section 7.5.1 and other ordinance standards applicable to the project. The Town Planner’s recommendation is that as a project eligible for expedited review and other aspects of the project as described below, that a general finding can be made of meeting applicable site plan review criteria and other zoning ordinance provisions. If the Planning Board agrees with this recommendation, it shall read into the record, the general finding of fact as written below.

General Finding (read into record)

The proposed project has been found to be eligible for expedited site plan review and is not expected to generate any significant adverse impacts on natural resources or adjacent properties due to the following factors:

- The relatively small scale of the project – relocation of residential garage that was approved in original site plan.
- No enlargement of use – only an accessory residential use to an existing dwelling, with no additional impacts as far as traffic or subsurface or solid waste generation beyond that existing use.
- No identified floodplain, wetlands or other waterbody on the site.
- No apparent impact on groundwater resources: no additional subsurface waste disposal and an a resulting impervious surface less than 30%.
Accordingly, it is found that the project meets the Site Plan Approval criteria Section of 7.5.1, the performance standards of the Groundwater Protection Overlay District and other applicable standards of the New Gloucester Zoning Ordinance.

Determine if application meets Zoning Ordinance review criteria | Yes, 5-0
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Vote to authorize the Chair to sign the Findings of Fact and Conclusions of Law | Yes, 5-0
Act on application | Approved 5-0

5. The Planning Board placed the following conditions on the approval of the site plan application:

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<tr>
<th>Ordinance Reference</th>
<th>Conditions</th>
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<tr>
<td>4.4.1.B</td>
<td>That the project not be used for commercial purposes without a full site plan review by the Planning Board.</td>
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<td>5.1.8</td>
<td>That the project meets the Erosion and Sedimentation Control standards of the zoning ordinance.</td>
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<td>7.5.1.A</td>
<td>Use of the entrance on Route 26 shall be limited occasional secondary use.</td>
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6. Other Business

J. Libby reported on tasks the Land Management Planning Committee was working on, and upcoming meetings relating to possible retail marijuana legalization.

7. Adjournment

J. Couturier made a motion to adjourn the meeting at approximately 7:20 pm. Seconded by M. Leighton. Approved 5-0.