**TOWN OF CASCO**

PLANNING BOARD AGENDA

JULY 11, 2022

6:30 PM

COMMUNITY CENTER MEETING ROOM

Present: Ryan Macalister, Pete Watkins, Kendra Osborne, John Wiesemann, Mary Tremblay

Absent: Stan Buchanan, Marc Rocque

Public Present: See attached list.

**First Order of Business:**

* Call Meeting to Order

Ryan, Chair, called the July 11, 2022 meeting to Order at 6:35 PM

* Determine a Quorum

A quorum was determined with three regular members

* Approval of the June 13, 2022 Meeting Minutes

**Kendra moved to accept the minutes as written**

**Peter seconded the motion**

**The Board voted 3-0 in favor**

**Old Business:**

* DM Roma, Proposed Meadow Road Minor subdivision for RN Willey, Map 10, L4-1

Discuss Site Walk Done on June 22 at 6:00 p.m. and Soil Evaluation submittal

JP from DM Roma gave a brief update on the four lot residential subdivision on a 16-acre lot on Meadow Road

Since Site Walk, there were some revisions to the plan.

Provided a revised plan design which shows an extended shared access drive on lot 1 & 2

4 feet beyond the edge of the driveway on lot 2 to provide fire apparatus and safety vehicles to turn around on the hill. After some discussion with the Fire Department they revised the grade for lot 3 & 4 driveway, the slope was a concern and got the slope now down to 15 %

John noted he, the Fire Chief went back and forth regarding the grade of the driveway, looked at the site, and the Chief did want the grade down lower. The Chief is ok with the 15% as an exception, not the rule. The rule will remain at the 12% grade. John stated the contractor would try to get it reduced further if he can and the Chief will support that.

John stated the site evaluator supplied the identified the lots suitability of subsurface wastewater systems. The test pits were performed and were found to be suitable for subsurface wastewater systems, which show on the revised plan.as requested by the Board.

Ryan stated looking at the email from Chief Cole he seems to agree with 15% but still concerned about maneuverability with rescue equipment, would you be able to open up the ends of the driveway even slightly more to dispel some of his concerns that he has outlined in the email.

JP noted he understands his concerns and they may be able to spread out a bit going out to the sides but not going upward. He noted the sides are angled so, that it should shed off most of the standing snow. He noted when the excavation starts and rocks and the dirt is moved, he hopes that things will change a bit and achieve better grades and better all around.

Ryan noted his concern is with the design as presented its just making the grade and after the site walk and seeing how that site is, and how much blasting there will be he wants to make sure expectations are met and that margins are such so that Chief Cole’s requests are at a minimum met.

John did note that he and the Chief did discuss that and he was not sure how grade measurements are done. John stated when they go through with the process he will show chief how to do the measurements and shoot grades.

JP noted they have allowed the fire department to come on the job with the apparatus and fine tune things as needed.

Ryan opened the meeting to public comment

Vic Dunbar an abutting property owner on Stagecoach Road stated his concerns with the number of houses that could eventually be put in the area. He noted his concern for the wildlife and runoff, erosion and loss of trees. He noted he is not opposed to the project on 121 but the potential building of more houses. He stated it is noted by the MDIWF as a road-crossing habitat. He asked that this be considered a major not a minor subdivision. He noted that it was his understanding that the Board was required to get a letter from MDIWF noting that this will not interfere or have adverse impact on the wildlife habitat.

(See Attached Letter)

Pete stated he felt that would be for a Major Subdivision and what is before them is a Minor Subdivision application.

John noted that is correct.

JP stated they would be getting all required paperwork from the DEP, MDIWF if they do go forward with Phase II.

Vic Dunbar noted it would be too late at that point if this project has an impact on the wildlife habitat. The damage has already been done.

Kendra asked if this subdivision was in the Shoreland Zone

Ryan stated it the current plan before the Board does not fall in Shoreland Zoning

With no other comments or discussion, Ryan asked for a motion on what is presented before the board at this time.

**Pete moved to accept and approve the plan as presented**

**Kendra seconded the motion**

**The Board voted 3-0 in favor, 0 Opposed, 0 abstentions**

**New Business:**

* **Preliminary Sketch Plan Review for Leach Hill Road Major Subdivision, For Pond View Land Trust, Represented by SebagoTechnics, Map 8, Lot 31.**

Ryan opened the discussion to the board seeing no representation for the applicant this can be a review and anything the board has questions or any concerns, it can be discussed at the next meeting when the applicant is here.

John stated he has a zoom meeting with the applicant and Sebago Technics. He noted this is on Leach Hill just below the pipeline. He noted they went over a few items and this will be the PRD (Plan Residential Development) in which they are able to reduce the lot size to leave open space for association users. This seemed to be the best-case scenario that they came up with. The frontage for access will need to be discussed as to whether it can be done or if they would go over CMP, which would, need permission form CMP. This would be Phase 2 if done.

Pete noted it is not easy getting over CMP line.

Ryan asked about test pits

John said yes they have done soil test and analysis. Each lot will have its own septic and well

Pete asked for lot sizes

John stated they are 60,000 sq. ft. under 2 acres.

After a brief discussion, the Board noted they would accept a full subdivision application and plan when presented for the Leach Hill Road Subdivision.

Arron Osborne noted the Board had discussed previously an increase in development costs/fees for the town. He asked if anything has come about on this yet.

John noted he spoke to the Town Manager regarding this. The town manager checked with other towns he found that this is aimed towards bigger city areas not the small town population.

It was discussed that if the Planning Board would like to suggest new construction costs to the Town Manager he can present it to the Selectboard for consideration.

John noted he could do some more research as to what some of the other larger towns may be charging for large developments.

**Additions:**

None

Next Meeting will be August 8, 2022

**Adjourn Meeting:**

**Kendra moved to adjourn the meeting**

**Pete seconded the motion**

**The Board voted 3-0 in favor, 0 Opposed, 0 abstentions**

The meeting was adjourned at 7:30 p.m.

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 Ryan Mcallister, Chair

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 Respectfully Submitted,

 Mary Tremblay, Assistant CEO