

PLANNING BOARD MINUTES

May 13th, 2019

CASCO COMMUNITY CENTER

7:00 P.M.

**MEMBERS PRESENT:** Ted Beckner, Ray Grant, Jim Macklin & Lynne Potter

**MEMBERS ABSENT:** Stan Buchanan & Edward Phipps

**STAFF PRESENT:** Alex Sirois, CEO; Rick Dutton, Main-Land Development & Sandy Fredricks, Planning Assistant

**PUBLIC PRESENT:** See attached

Lynne calls the meeting to order at 7:00 p.m.

Lynne states the first item on the Agenda is approval of the April 8th, 2019 Minutes.

Ray moves to approve the Minutes as written.

Jim seconds.

Any discussion? None.

All in favor? 4 yes (Ted, Ray, Jim & Lynne) – 0 no – 0 abstain

Lynne states the next item on the Agenda is the Town of Casco has submitted an application for Site Plan Review for the Casco Recreational Facility prepared by Sebago Technics, Inc. This Site Plan is for various improvements to property known as Map 37, Lot 10 and commonly known as 877 Poland Spring Road. The property is located within the Village Zone.

Mark Adams of Sebago Technics introduces himself and explains to the Board he is filling for Owens McCullough who prepared the application and plan. He continues that Sebago Technics was requested to design various improvements at the former school location. He states they approached it using as much of the existing development as possible. The property is located on Route 11/Poland Spring Road and has existing parking, an existing baseball field. The property borders Katheryn Way (sic)\* and Captain Murley Shores Road (sic)\*\*. Mark continues to review starting with the multi-purpose field that due to some concerns of the location it is proposed to pull the entire area back 15' to 20' and not move the roadway.

Lynne asks if the Plan has been revised; Mark states it has not, the Plan he is showing is the Plan the Board has before them.

Mark further explains that they are planning to utilize and slightly increase and alter existing parking area. He state there are currently approximately 25 spaces and it is proposed to increase to 49 spaces. He continues they are also utilizing the existing well

although it may be labeled on the Plan as "new", but it is existing. Further, he states the existing septic will be utilized also. The Plan also calls for lighting of the field and sign and they are adding new landscaping. Mark states that the parking spaces are proposed to be slightly smaller than the 10' x 20' in the ordinance; proposed to be 9' x 18' just to fit in more spaces and there will be a Waiver requested for that requirement. Additionally, he states the Entrance and Exit have been widened; the field is flat and they do propose to raise it up 1'-2' across the entire field, but it will still be relatively flat. Mark states that there has not been a Stormwater Analysis done at this time; they are calculating approximate 2% additional impervious surface over the entire site with water shedding into the grass areas and wooded areas. Mark goes on stating that both the well and septic will need to be tested and perhaps chlorinated and perhaps registered; it will be inspected and tested.

Mark states that the only lighting proposed is ground level for the sign, a couple of field lights and parking area. He continues that the lighting plan meets the ordinance with the exception of the height of the poles. Next Mark states that regarding landscaping they are proposing planting around the new sign and the pavilion.

Mark informs the Board that they provided a Memo in response to the Peer Review and inquires if the Board has copies; they do. Quickly to reiterate, the field will be pulled back, a note will be added to the plan labeling any buildings within 50' of the property lines, we will be showing Katheryn Way (sic) and Captain Murley Shores on the plan; the well will be relabeled as "existing" and we will providing the lighting plan. Mark further states that they understand there is abutter concern about buffering and they will certainly look into that.

Mark states they will revise the Plan to show side setback in area of expanded parking; lighting with everything meeting the ordinance except height of poles; the poles will exceed 25'. He continues they will be requesting four (4) waivers; Stormwater Plan submission, Side Setback, pole height and the waiver of dimensions of parking spaces from 10' x 20' to 9' x 18'.

Lynne asks Alex for concerns or comments. Alex states there was a new septic field installed last year (sic)\*\*\* near the Concession Stand; there is one bathroom in the Concession Stand which is not for public use.

Ray states he thought the septic system was removed. Alex states that is correct, however, with no public bathroom facilities, we are okay with the existing field. He continues that the aerial photo shows everything almost lining up perfectly, but you show proposed pavilion and playground behind it. If the field is being pulled back, won't that be out of line for the pathway. Mark states that the pathway will still work.

Jim states to the septic design on page 3 is not the proposed septic design. Mark states that he believes that is all outdated. Jim further states it should be shown on the plan because you have a well not too far from there.

Lynne asks if there are lights on the ballfield now. Mark states there are not. Lynne asks why we are lighting it now. Mark states it is to increase the use of the fields. Lynne asks how the lights affect the abutters to the fields. Mark states the Town has gotten a lighting plan and they designed it to meet the ordinance and to shine only on the fields.

Ray states his biggest concern is the swale in the middle of the ballfield, it holds the water back; it was wet a half-hour ago and he doesn't see any runoff design. He further states there is a 3' to 4' drop from the field. Mark states that behind the baseball field down the third base line at the end of the line it is 450 and we are proposing to level off with the high point of the field shedding water off from the field to the lake. He further states there is a culvert and outlet in the roadway but will change it if you aren't doing that roadway now.

Ray states the swale is holding the water back now and leveling off, it won't do that. Mark states they will be leveling it off and pitching it toward the lake. Ray states he thinks it needs to be addressed. Lynne states that she is concerned that paving over the parking area will add to runoff and asks if it wouldn't be better to be gravel. Mark states there doesn't seem to be any issues with it now and it would still be considered impervious whether paved or gravel.

Ray asks if there will be any public restrooms there eventually. Mark states it is not in their plan. Ray states that if it is in the future, they should leave room for the septic system.

Beth Latsey, Recreation Director for Town of Casco states it was never their intention to have public restrooms; we will continue with the port-a-pottys. Lynne asks Beth if there are any plans for any kind of park or beaches at this field. Beth states there are not. Lynne asks if there will be bleachers at the fields. Beth states they are looking to get aluminum free-standing bleachers for the soccer and baseball fields.

Lynne continues to ask Beth if there is a speaker system and if not, why is one necessary now. Beth states there is not a speaker system, however, there is a consideration of adding a speaker to be able to announce teams or play music which people do play music now. Lynne inquires if there will be an increase in volume; she is concerned about the homes adjacent to the fields. Beth states they certainly don't want to offend anyone in the neighborhood.

Lynne asks if they are planning to have tournaments and competitions that would go late into the night. Beth states there are no plans for lights to be on later than 8:30 or

9:00 p.m. Lynne states she is concerned that it will get used later and later. Beth states they will be regulated by her or a maintenance person; the coaches no anyone else will not have access to the lighting controls.

Jim states it looks lighting is being proposed for the future. Mark states they are proposing lighting in this application; two (2) LED ground level lights for the sign. Lynne asks what type of sign is being installed. Mark states it is an 8' x 8' sign on 4" x 6" posts.

Ted asks what the grass roadway shown is used for. He is advised it is to access some of the properties behind the parcel.

Lynne opens the Public Hearing.

Larry Carter, Katheryn Boulevard states he took care of the field for years. The swale Ray is talking about is pretty deep; always wanted to fill it in. He goes on to state he is concerned where the water will go when it's filled in. His neighbor lives in New Jersey and the water will run right onto that property. Larry states there does have to be additional study done on that. Further, he states he looks at the playground and gazebo from his property. The school had a fence running all down Katheryn Boulevard and he would like to see an 8' fence put there along the road to block the visual of seeing the playground. He continues that if they expand the parking lot over toward Katheryn Boulevard, they have to watch how much of the buffer you get into; you need to think about that part of it. Larry next inquires if they are cutting down the pine trees in the front. Mark states he doesn't think so. Larry states that the lighting that is proposed does not bother the homes; he knows that lighting system well; additionally we don't know how often the lights will be utilized. He continues that he is glad they are shortening the field to not affect the Right-of-Way. He further states he supports what Beth does and he is glad she is making a place for kids to play.

Sharon Davis, Captain Murley Shores states she is delighted the Board has the some concerns and are concerned about the lake. She continues that she respectfully requests a fence and some shrubbery for screening her property.

Ann Thoits, Captain Murley Shores states she lives on the end of Captain Murley Shores and states she doesn't know how this property will be used; is it Little League etc. She states she would like to know what other groups will be utilizing it and who will be monitoring it. She states she is concerned not knowing what the big picture will be.

Beth responds to Ann's concerns stating it will be used as it always has been at the ball field; one of the big projects is a multi-generational plan by providing a ¼ mile walking path which can be used by youth through senior citizens as well as we will have youth soccer, field hockey and lacrosse. She continues that last year we have 120 participants in soccer in the Fall. She states that with it getting dark at 5:00 it was

difficult to get all the practices in for all the teams. Beth goes on to state the facility will be monitored by her and/or a maintenance person employed by the Town. Additionally, she states, they are seriously considering security cameras; it's a good tool to have. She further states this is to just provide a place all the generations can utilize. Beth further states that last Saturday the softball people were all parking properly without the spacing being lined; however, some people were parking on Route 11 which is not safe; we need to add parking. She goes on to state it will be a nice looking area and will be well taken care of.

Ray asks if they have considered adding parking where the leachfield was just removed. Beth states that a lot of balls go there; it isn't a good area to park.

Beth continues that regarding the lighting, she thinks we are the only town that does not have lighting at the fields in this area; having the lighting allows us to have all ages utilize the area.

Larry states he has a question on the walking path; will it be back enough from the bleachers. Beth states it will be.

Mike Leivi, Katheryn Boulevard states he is concerned about security through abutter properties to get to the lake with all the extra people coming into the area. Beth states she wouldn't think people would go through and go swimming. Sharon states they already do. Beth states she didn't know that, but she doesn't think it will be added to. Larry states they can post their road.

There being no further comments from the public, Lynne closes the Public Hearing.

Lynne asks the Board what they want to do. She states she feels they need updated plans. She further states she does have concerns about the parking and water runoff. Lynne asks if there is any way the pavilion can be moved and extend the parking toward the playground more. Mark states the pavilion is an existing structure. He further states they are about 5'-6' into the setback. Lynne states she is concerned about the swale in that topography and the amount of pitch they will add; it is not fair that the project exacerbate water issues on Katheryn Boulevard.

Jim states the existing parking is barely enough for the ball field as it is; will the additional parking be sufficient for the new field and playground. Mark states if we knew how many games were going to take place each year, it could be calculated, without that information it is hard to determine. Lynne states that during three (3) seasons would be the uses, during those games will there be team vans and/or school buses that require parking. Beth states the teams do not arrive in vans or buses. Jim states he feels they should be able to estimate how many parking spaces are required.

Ray states he is wondering if the Board should place a time limit on the lights to be turned off.

Lynne states she feels it needs to come back with the concerns of signs, lighting, fences, parking, etc. being addressed.

Ray states he would like a sitewalk.

Lynne moves to conduct a sitewalk and meet again with updated plans addressing all the concerns and waivers being requested.

Jim seconds.

Any discussion? None.

All in favor? 4 yes (Ted, Ray, Jim & Lynne) – 0 no – 0 abstain

The Board discusses possible dates and times for Sitewalk and are reminded that we need enough time to provide Notice in the newspaper. The Board agrees on Wednesday, May 23<sup>rd</sup>, 2019 at 6:00 p.m. and will meet at the location.

Lynne moves to adjourn.

Ray seconds.

Any discussion? None.

All in favor? 4 yes (Ted, Ray, Jim & Lynne) – 0 no – 0 abstain

NOTES: \* Boulevard (not Way)  
\*\* Captain Murley Shores (no Road)  
\*\*\* 2017 (not last year)

PB

5-13-19

SIGN IN SHEET

PRINTED NAME

AGENDA ITEM OF INTEREST

Beth Labby

Mike Levi

Sharon Davis

Joe Dwyer

Rick DUNTON (MAIN-LAND)

Mack Adams (Sobago Technics)

LARRY CARTER

Ann Thoits

Russ Thoits