

PLANNING BOARD MINUTES

June 10th, 2019

CASCO COMMUNITY CENTER

7:00 P.M.

MEMBERS PRESENT: Ted Beckner, Jim Macklin & Lynne Potter

MEMBERS ABSENT: Stan Buchanan, Ray Grant & Edward Phipps

STAFF PRESENT: Alex Sirois, CEO; Tom DuBois, 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 May 13th, 2019 Minutes.

Jim moves to approve the Minutes as written.

Ted seconds.

Any discussion? None.

All in favor? 3 yes (Ted, 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. This matter was tabled at the May 13th, 2019 meeting.

Owens McCullough of Sebago Technics introduces himself and states that at the last meeting from the amount of discussion about stormwater management, the site walk being held there were a number of revisions to address stormwater management and buffering.

He continues that on the site plan first and foremost discussion about stormwater management, they conducted a full stormwater runoff management study pre and post improvements. Tom reviewed it and both parties worked through the Stormwater Management. Owens further explained they are adding a drainage control structure with catch basins up in through the site, it gets piped into the culvert going to a stone structure to control runoff resulting in what goes through the existing culvert to be the same or less that currently. He goes on to explain the trail head has been pushed a little more toward the soccer field. There was also discussion about increasing the buffer. We pushed the soccer field out a little and decreased the size a bit; moved the trail a bit there is a ledge outcrop and we didn't want to get into blasting the removal of

ledge so what we've done is modified the grading and adjusted the field so we could avoid this area.

He continues that along the corner drops off into a slope down toward the access road to the back properties. There will be chain link fencing around the whole bottom side outside of the trail for a couple of reasons; there was concern about maybe people wandering off the trail and into the woods where there are a couple of houses close to the trail so we put the fence right up against the trail so people would have to really make an effort to get over the fence and go off the trail so there will be a physical barrier to the access road and the properties along the side. On the other side, Katheryn Way (sic) there was discussion about screening so we added stockade fencing along the existing playground, the athletic field and trail. The topography slopes off in this corner, so this captures most of that visual from the abutting property and provides a physical barrier. Owens points out the existing concession stand and pavilion as well as the parking area.

Owens goes on to explain they shifted the parking lot so it is not in the buffer and kept it away from the road to protect the trees in front; Beth will be doing some additional planting and new sign. There was an old septic system when the Memorial School was here; that has since been removed and we propose to use this as the overflow parking to keep cars off of Poland Spring Road. The overflow parking will be a grass stabilized field. Addressing the lighting of the field, Owens states that Musco Lighting has been contacted and they will be providing lighting that goes directly onto the field; the multi-purpose field would be lighted, the baseball field would be lighted, the batting cage has been moved and the playground is installed; the path around will be paved; we put in a small gathering area along the trail; the path is 8' wide. He next states that the existing parking area will be reconfigures and repaved to pick up a little more parking; we need a waiver on the overflow parking to allow it to be within 25' of the front property line to address current and future concerns. Owens states they are asking the Board's consideration for waivers and possible approval.

Lynne asks why the Board doesn't have the same map as what they are showing. Owens states this is a little different because it has the buffer and stormwater information. Lynne states the Board is not able to consider those drawings as it wasn't submitted on time and the Board has had no time to review them. Owens states they are hoping to get this information into the record. Lynne states that only one of the Board members was at the site walk so we are at a disadvantage because we don't know what took place. Owens states that he would defer to Tom, but he would think if these changes are important to the Board and the public present, which he thinks they are, then we would like to try to get those into the record and if you can't act on these changes or as a condition of the approval then we will have to discuss what our options are. Lynne states the Board will certainly look at the revisions in the future, but we need time to review the revised plan. Tom states the process that Sebago Technics has taken into consideration the information discussed at the site walk and he feels the

Board should hear it through and take comments from the public. He continues that he feels it's not unusual for a Board to act on those items. Lynne asks Tom to give a summary of the site walk.

Tom states Jim Seymour conducted the site walk. Sebago Technics had staked out the 4 corners of the athletic field, although I think that has shrunk since then. Cory confirms that is correct they have pulled the field further up since the site walk. Tom continues they walked down and looked at the culver, walked back up Kathryn Way (sic) and looked at the property of Mr. Carter and then walked back up the parking lot and discussed what we saw.

Tom asks Lynne if the Board would like to at least address the issue of waivers. Lynne states she would first like to open the public hearing.

Sharon Davis states she is an abutter on the East side of the property and has some concerns most paramount is protecting the water quality of Parker Pond. She continues that she spoke with a friend who is a hydrogeologist who is concerned about the fertilizer for the soccer field as it has 20 in the phosphorous area and that should not be in a watershed and Sharon hopes that can be addressed. She continues she is concerned about lighting solutions and noise. She states there is a State ordinance that sound cannot exceed 65 dB at the property line which about the level of normal conversation; additionally, she is concerned that there is not enough involvement from DEP for such a sensitive watershed area.

Joe Dwyer states they are taking out a lot of trees and they are raising the level of the field; he is concerned about runoff and the drainage ditch. He continued he also would like to see stockade fencing by their property to screen their property. He goes on to state he was told at the site walk the lighting would be 70' high and he is concerned how that will affect the loons on the Pond.

Steve Kaagan states that several years ago they lived at 25 Kathryn Boulevard and they now live in the Swihart house on Mayberry Hill Road. He continues that when they were on Kathryn Boulevard Beth (Latsey) contacted them about the easement. At that time there was a reasonable plan being presented; he thinks it's worth the Planning Board's while to consider Casco's environment. He continues that what was proposed then was a modest plan and he thinks it is unfortunate that it has gone so far and he is asking the Board to consider this very seriously for impact.

Susan Kaagan states that it was originally supposed to be funded by grants and now there is talk of a bond to fund it. This has gotten tremendously bigger than its original concept. She continues that along with Sharon she is concerned about Parker Pond's preservation. She also has deep concerns about lighting and its effect on the loons and other waters.

Lynne states that in driving over the Causeway every day she has noticed there are a number of different birds in that area eagles, mergansers, ducks, geese and heron and asks if they are also nesting in that area or is it mostly loons. Susan states the eagles and osprey on Hacker's Hill, but they do hunt in the lake and Parker Pond.

Marta Gull, 60 Stone Road, states she has seen the herons between Ann Thoitses dock and her dock quite a bit although she doesn't know their nesting patterns. Sharon states the herons nest in the trees by Marta's dock.

Greg Gull states this is the first meeting he has been to, but he would like to know what the compelling reason is for this project in the first place.

Beth Latsey, Casco Recreation Director, states that in 2015 when the Town decided to demolish the Memorial School, the Board of Selectmen charged the Recreation Department to come up with a plan for future use of the property. She continues they developed a Committee, they developed a plan, went back to the Selectboard after 6 months and they gave their blessing to go try to raise funding. She continues they raised close to \$245,000 and now here we are they have gone back to the Selectboard and Finance Committee approved it going to Town Meeting to fund the completion of the project.

Discussions take place among Owens, Beth and 2 neighbors about the soccer field. Beth states the plan from 2015 included a soccer field and lighting.

Susan states she wants to know what number is needed to complete this as drawn. It is in the Town Warrant as \$698,000.

Joe asks if there is somewhere they can get a copy of the Plan. Lynne states when we get it, you will get a copy.

Steve asks who is going to use this soccer field. Beth states there were 120 participants in soccer last year; we tried utilizing the school fields, but it is very difficult to get time for all the teams to practice and have games at the school. Beth further states that this facility will be multi-generational.

Sharon states she is 56 and cranky now; when she comes up here full-time in a few years, she will be even crankier. She is concerned about the time the fields will be used.

Cory states that responding to Joe's concerns of cutting trees, they have made some accommodations to reduce the clear cutting and reduce the overhead of power lines. Additionally, he states they have filed a PBR (Permit by Rule) with DEP as required.

Owens states they are requesting 4 waivers; they originally were requesting 5. One of the waivers is for the size of the parking spaces; the Town's Code talks about 10' x 20' parking spaces; it is not uncommon a lot of communities use 9' x 18' parking spaces because parking is at a premium out here. We are requesting the Board waive the parking space size to 9' x 18' to allow more available spaces. He continues the other waiver which had to do with the stormwater. The waiver is around the point system and permitting; the Town has a point system requirement unless you are filing with DEP. We are now filing a PBR with DEP and are holding the post development runoff down to less than the current runoff.

Owens states that as far as the fertilizer, it is usually based on the soils testing. We can do a soils test and find out what exactly will be needed.

Exterior Lighting – the Town has in your lighting standard it is written around parking lighting; it doesn't address field lighting. The lighting proposed by Musco requires the poles to be higher to best direct the beam onto the field and holds it to 0 at the property lines and they lighting is very pointed to the field; there is no practical way to light the field without going to higher poles. Lynne inquires if they added a light at mid-field would a lower height be feasible. Owens states they would have to ask Musco. He continues that it is not so much height as it is making sure its lighting is on the field. Lynne states she hears the concerns of the abutters being that the height of the poles would affect their property. Owens again explains the lighting is at 0 or just above 0 spillover. Tom explains that the detail Sebago Technics provided shows that the shielding works to focus the light down at the field to avoid spillover.

Sharon states she has spoken with a lot of people, one of whom is a lighting engineer, and has been told the foot candles with the humidity will be refracted and will light up her yard like a Christmas tree.

Owens states that the buffer for the front parking is also a waiver because it is closer than 25' from the road; it is where the old septic was which has been graded, it will be graveled and grassed. The buffer on the West side of the other parking lot is not having anything done with it.

Owens states that addressing Joe's concerns about the chain link fencing around their property, he sees no problem with strategically placing stockade fencing there.

Lynne closes the public hearing.

Lynne states she has a couple of additional questions on the plan the Board has. She sees that along Kathryn Boulevard they are replacing chain line with new stockade; she would like to know what the height of that fencing will be. Owens states the fencing will be 6' high. Lynne asks if stockade fencing were put on the North and East sides, would they also be 6' high. Owens states, yes, they would. He continues that some of

the fencing will still be chain link; however, they will put stockade on the North side by the Davis property.

Jim states he would like Tom to explain some of the emails. Tom states the ordinance calls for 0 runoff; Sebago Technics submitted a Stormwater Management Plan. Owens explained the underground structure draining under the ballfield; it's like filling your tub and draining it. Tom further states that system will also give good infiltration. Lynne asks where it will drain. Tom shows her on the plan. Lynne states so if the fertilizer concerns are considered, if that water flows through the field into the catch basin, that's going to be filtered through the stone and grass before getting to the lake. Tom states that is correct. Lynne states so that should eliminate the fertilizers. Tom states that Owens is right, the best way to determine that is to do a soils analysis. I would suggest they revise the plan to require the contractor conduct a soils analysis on the loam to determine the best treatments for basing their fertilizing on.

Jim states what he is hearing about soils analysis is it came back at 50 the soil would absorb all 50. Tom states you want it to absorb so it doesn't run off. He further states that a grass field will always be better than dirt.

Lynne asks Alex if he has anything to add.

Alex states he only has a couple of small, weird things; what is the life expectancy of that system. Owens states it's really a function of how much sand or sediment or fines get into the system and clogs it; it should have a very long life as long as it is properly maintained; maintenance is the best you can do. Alex ask if we have a plan for maintenance. Owens stated DEP requires and can provide that information. Additionally, he states it would be required to be inspected annually.

Tom states they have submitted a Stormwater Management Plan as part of the package. Because we aren't sanding and plowing you are extending the life. Alex asks if there is a calculation for the path. Owens states it is around 1500'. Alex asks Beth if she still has room for the bleachers with the field being smaller. Beth states yes.

Lynne states at this point we need to take a vote as to whether we are accepting this or putting it off for another month. Jim states it was his understanding we weren't going to accept the new plan tonight.

Lynne states we need a time for cutting off the lights; she suggests 8:30 or 9:00 p.m. Beth states this was discussed at the site walk and we are hoping to have 10:00 p.m., but we are willing to go with 9:00 p.m.

Lynne states a note on the plan that lights will be off by 9:00 p.m. Lynne asks if we need DEP review. Tom states DEP requires the PBR which they have filed for; the Board doesn't need to address this.

The Board goes through the waiver requests:

Waiver is needed to reduce the size of the parking spaces from 10' x 20' to allow 9' x 18' spaces.

Jim moves to accept the waiver.

Ted seconds.

Any discussion? None.

All in favor? 3 yes (Ted, Jim & Lynne) – 0 no – 0 abstain

Waiver is needed to allow height of lights from 16' to 18' in the parking areas and from 16' to 70' on the playing field. Ted states he thinks the design of higher lights is better to isolate the light. Jim states he agrees. Lynne states they have done due diligence with the spillover of the lights.

Lynne moves to accept the lighting waiver.

Jim seconds.

Any discussion? None.

All in favor? 3 yes (Ted, Jim & Lynne) – 0 no – 0 abstain

Waiver is needed for the front buffer for the parking. Jim states he recommends approving the waiver as it gives additional parking and will keep people from parking on Route 11.

Ted moves to accept buffer waiver.

Jim seconds.

Any discussion? None.

3 yes (Ted, Jim & Lynne) – 0 no – 0 abstain

Waiver requested to keep West side buffer without plantings. Lynne states she feels they should plant something there to help with runoff. Ted states they could plant some low shrubbery. The Board members discuss if planting there would be ruined by plowing and sanding. No determination made at this time.

Jim moves we hold a decision on this waiver until the next meeting so we can look at what we are dealing with.

Lynne seconds.

Any discussion? None.

3 yes (Ted, Jim & Lynne) – 0 no – 0 abstain

Alex states, before you guys make a motion, now we're just going to add the landscape buffer to this list, but everything else is all stuff that's getting conditioned right. Owens states they need to resubmit by Monday so the things they've discussed, he will add to the plan. Alex states, just so the Minutes can show it, personally, he feels putting this

off another month for these small changes is a lot of paper that we are paying for, it's three engineers coming back for another meeting; I just don't think it's logical for the Town financially. Alex states it may be time to look at the meeting schedule; maybe you need to meet twice a month. He continues that it is going to cost us at least \$1,000 for this one meeting.

Lynne states she's sorry, but that's the rules. The Town has to be held to at least the rules. Going forward, if this were brought forward to us, we would be remiss.

Ted asks if there is a benefit to approving it tonight. Owens states when you have relatively clear conditions, a lot of times it gets approval; even with conditions, it gets reviewed by staff anyway. Alex states it saves 3 engineers from having to come back; Tom lives pretty far out. He continues that if they are only resubmitting this, then perhaps Tom doesn't have to come; I'm just trying to think it's been 3, 3-4 months it's been running on.

Tom states he understands the Board's position on review time. Lynne states she is not comfortable approving it tonight and she is leery of passing something she hasn't thorough examined or read. She further states she doesn't believe we need all the engineers here for that meeting.

Lynne moves we table this matter to the next meeting to review current plans, have reviews of those plans and the CEO we can button it up and not require all the engineers to attend that meeting.

Jim seconds.

Any discussion? None.

All in favor? 2 yes (Jim & Lynne) – 1 no (Ted) – 0 abstain

Applicant agrees to resubmit Monday and return next month.

Owens asks if we require all 3 to vote the same or is it a simple majority. When we have a minimum for quorum, it must be unanimous.

Lynne moves to adjourn.

Jim seconds.

Any discussion? None.

All in favor? 3 yes – 0 no – 0 abstain

PB 6-10-19

SIGN IN SHEET

PRINTED NAME

AGENDA ITEM OF INTEREST

SHARON DAVIS

JOE DWYER

Ann Thouts

Mike Leivi

Greg Gull

Walter Gull

Dennis McElroy

Susan Kaagan

Steve Kaagan

Soccer field