

Minutes

Damariscotta Planning Board 12/1/08

Town of Damariscotta
Planning Board Meeting
December 1, 2008
Minutes

CONTENTS:

A. ROLL CALL

B. REVIEW MINUTES

- November 3, 2008 meeting

C. OLD BUSINESS

1. Rising Tide Market –(Map 10 Lot 11-2) Change of Use Preliminary Site Plan Application for auto dealership into retail food store and Preliminary Subdivision Application for other commercial uses at 323 Main Street (Rt 1B), in the Commercial II District.
2. Cabbell Curran, Coveside Condominiums – (Map 6 Lot 40) Final Shoreland Zone Permit Application for expansion within the 30% Expansion Rule within the Shoreland Zone at 62 Elm Street overlying the Commercial I District. Review of Code Enforcement Officer's review of the proposed expansion volume and area figures.

D. NEW BUSINESS

1. Carolyn Palmer – (Map 18 Lot 10) Preliminary Shoreland Zone Permit Application for expansion within the 30% Expansion Rule within the Shoreland Zone at 30 Cove Lane overlying the Rural District. Review of Code Enforcement Officer's review of the proposed expansion volume and area figures.

E. OTHER

- Inquiries from the public and questions on sketch plans.

ADJOURNMENT

-

A. ROLL CALL

Chairman of the Board, George Parker called the meeting to order at 6:58 PM. There was a quorum present throughout. Members present were Wilder Hunt, Fred Sewall, and Pande Stevens. Also present was Town Planner, Anthony Dater.

The audience included:

- Travis Pryor, Wright-Pierce representative, 99 Main St, Topsham, ME – Rising Tide Market project.
- Richard Burt, architect, PO Box 1382, Damariscotta, ME – Rising Tide Market project.
- Scott Cooper, 914 Main Rd, Westport, ME – Representative Rising Tide Market project.
- Carolyn Palmer, 121 Boyd Hill Rd Wilmington, VT – Applicant
- Carl Boyd, 121 Boyd Hill Rd Wilmington, VT – Applicant.
- Karl Olson, Land Surveyor, 147 Bradford Rd, Wiscasset, ME – Representative Coveside Condominium project.
- Roger Bintliff, 318 Eddy Rd, Edgecomb, ME 04556 – Representative Coveside Condominium project.
- Daniel Day, Damariscotta, ME – Abutter to Rising Tide Market project.

B. MINUTES

The Board was presented with and reviewed a Draft copy of the Minutes for the November 3, 2008 meeting. George Parker and Anthony Dater suggested corrections to the Minutes. Pande Stevens made a motion to approve the Minutes as corrected. Wilder Hunt seconded the Motion. The Board voted 3-0 to accept the Minutes as corrected. A copy of the corrected Minutes to be brought to the January 5, 2009 meeting for signatures.

C. OLD BUSINESS

Rising Tide Market – (Map 10 Lot 11-2) Change of Use Preliminary Site Plan Application for auto dealership into retail food store and Preliminary Subdivision Application for other commercial uses at 323 Main Street (Rt 1B) in the Commercial II District.

Scott Cooper and Travis Pryor came before the Board with updated plans for the Rising Tide project. Travis Pryor showed the Board some minor changes to the plans, such as grading. He had talked with the DOT. A letter was received from the Fire Chief. He requires that all turning radiuses be a minimum of 50 feet. The Fire Chief will look at the project upon completion. The entrances have been reduced to 26 feet. The plans have been changed to allow for one way traffic. George Parker expressed concern about

the island around the power pole needing to have some curbing to prevent vehicles sliding into the pole. Mr Pryor agreed that it was a valid concern.

Travis Pryor explained the lighting plans for the project. They will be replacing some lights with nonconforming lights. Fred Sewall asked if that is the only solution to provide adequate light. George Parker stated that the Site Plan Ordinance has requirements regarding lumens. The Site Plan Ordinance requires that the source of any light be shielded so that it is not visible from adjacent properties.

The Board asked abutter, Daniel Day, if he had any concerns with the project. He stated that the light is not very visible when the foliage is out. If the light were shielded, he probably would not see very much. He expressed concern that future development on his property may be closer to the Rising Tide project. Fred Sewall stated that there are 3 lights on the rear of the building. Mr Day suggested that the light could be aimed towards the building to correct the situation. The Board discussed lighting options with the applicant that would satisfy the Site Plan Ordinance requirements.

Rick Burt asked if construction could be started if the applicant agreed to bring an alternate lighting plan to the Board. Wilder Hunt stated that it was a reasonable approach. Chairman Parker agreed that if Neil Campbell signed the building permit, that the exterior lighting issue could be revisited after construction started on the building.

Rick Burt indicated minor changes to the existing building on the floor plans. Public entrance will be on the West side. Existing windows and overhead garage doors will be closed in with concrete block. Two chimneys will be removed. Color scheme to maintain original character of the building as a garage with green exterior walls and red windows. Mr Burt indicated that Rising Tide may return to the Board in the future with plans for canopies to be added to the building.

Chairman Parker asked the Board if they had any further questions or concerns about this application. Wilder Hunt commented that the updated plans for the entrance and exit are a big improvement over the original plans. Mr Parker questioned if the vestibule had been removed. Mr Burt stated that it had not been removed.

Fred Sewall made a motion to approve the application with the contingency that the lighting waiver is not approved, and an alternate lighting plan will need to be brought back to the Board for approval. Pande Stevens seconded the motion. **The Board voted 3-0 to approve the application with the above contingency.** The Board signed 2 copies of the plans.

Cabbell Curran, Coveseide Condominiums – (Map 6 Lot 40) Final Shoreland Zone Permit Application for expansion within the 30% Expansion Rule within the Shoreland Zone at 62 Elm Street overlying the Commercial I District. Review of Code Enforcement Officer’s review of the proposed expansion volume and area figures.

Chairman Parker read a letter to the Board from Neil Campbell, Code Enforcement Officer stating that the measurements provided by the applicant are okay as submitted. Fred Sewall made a motion to approve the calculations as submitted. Wilder Hunt seconded the motion. **The Board voted 3-0 to approve the calculations as submitted.**

D. NEW BUSINESS

Carolyn Palmer – (Map 18 Lot 10) Preliminary Shoreland Zone Permit Application for expansion within the 30% Rule within the Shoreland Zone at 30 Cove Lane overlying the Rural District. Review of Code Enforcement Officers review of the proposed expansion volume and area figures.

Chairman Parker explained that the Planning Board's role is to verify the accuracy of the calculations on this project. Mrs Palmer provided the deed and plans to the Board. She explained that the project is a 16 percent increase in floor space and almost 30 percent increase in volume on a seasonal residence. The dormer roof will be extended and there will be the addition of a 12' by 16' bedroom and bath. The setback from the shoreline will remain the same. The Board checked the calculations. Fred Sewall made a motion to approve the calculations as submitted. Pande Stevens seconded the motion. **The Board voted 3-0 to approve the calculations as submitted.**

E. OTHER BUSINESS

1. Tony Dater mentioned that a special project discussed during the workshop was the CDBG Grant that the Town is applying for. The Planning Board members agreed at the workshop that the winterization project should not require any permits from the Town of Damariscotta. George Parker stated that a statement from the Town was required as part of the Grant Application. Tony Dater offered to write the statement if the Board approved a motion. George Parker stated that there will be no new buildings, the project is limited to repairs made to the existing building. Fred Sewall made a motion that the Planning Board views this project as probably entailing no new construction, therefore it does not require any permits from the Board. Wilder Hunt seconded the motion. **The Board voted 3-0 to approve the motion.**

2. George Parker has been talking with Mary Bowers regarding a replacement of the existing water supply standpipe by the Great Salt Bay Sanitary District. He explained the project to the Board. Fred Sewall made a motion that the project be viewed as entailing no new construction, therefore it does not need Planning Board approval. Wilder Hunt seconded the motion. **The Board voted 3-0 to approve the motion as stated.**

Minutes

Damariscotta Planning Board 12/1/08

F. ADJOURNMENT

The meeting was adjourned at 8:19PM.

Fred Sewall made a motion to adjourn.. Wilder Hunt seconded the motion.

The Board voted 3-0 in favor of adjournment.

George Parker, Chairman

Jonathan Eaton

Wilder Hunt

Pande Paul Stevens

Fred Sewall

Respectfully submitted by:

DAMARISCOTTA PLANNING BOARD

Cynthia L. Sykes

Dated _____