

**Town of Eliot
REGULAR PLANNING BOARD MEETING MINUTES**

April 5th, 2011 7PM

ITEM 1 - ROLL CALL

Present: Present: Steve Beckert – Chairman, Jeff Duncan – Vice Chairman, Chris Place, Dennis Lentz, Greg Whalen – Alternate, and Larry Bouchard – Alternate.

Absent: Dwight Snow.

ITEM 2 – PLEDGE OF ALLEGIANCE

ITEM 3 – MOMENT OF SILENCE

ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED

None.

ITEM 5 - REVIEW OF "NOTICE OF DECISION" LETTERS, AS NEEDED

None.

ITEM 6 - PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED

A. 10-minute public input session

Public input session opened.

Jack Murphy, 5 Brixham Ln., stated that he, Dan Blanchette and Roberta Place went to Augusta to testify at the hearing of the Joint Standing Committee of Taxation regarding the Tax Increment Financing (TIF) laws. He stated that about six other people testified and it looks promising that it will pass. He stated that he would like to encourage the Planning Board to start thinking about economic development, especially since the TIF district had been established. He suggested that the Board consider setting up a process to begin pre-examination of all lots affected by the TIF district to determine what the highest and best use of each is.

Jeff Duncan asked how many lots were in the TIF district.

Jack Murphy stated that there were about 43 TIF lots and 43 non-TIF lots varying in size. He stated that the new aerial photographs would make this process much easier. He stated that the town is nowhere near ready to begin developing these TIF parcels and estimated that it would be at least another two to three years. He stated that it would be nice to have some pre-approvals in place for those businesses interested in it.

Steve Beckert stated that it sounded like what Jack was requesting was a determination of the maximum developability of the lots in the TIF district.

Jack Murphy stated that was correct and while it may seem like a daunting task, GIS can be a very useful tool and time saver when planning the future of these lots.

Steve Beckert stated that the Board would have to discuss and consider this idea at a future meeting.

Public input session closed.

B. Discussion with Joel Moulton, Public Works Director, regarding cul-de-sacs and general access management.

Joel Moulton stated that his department has encountered some issues with some of the cul-de-sacs in town regarding winter road maintenance and where to put snow. Some of the cul-de-sac radii are very tight and can compromise the continuity of the plow route. Drainage is another issue. He asked the Board if they would be willing to consider these issues when reviewing future subdivision plan and perhaps require a designated area for snow storage or using the center of a cul-de-sac as a drainage feature. He stated that he felt his department was not using tax money efficiently by having to double back, etc.

Kate Pelletier asked if the cul-de-sacs that were problematic had reduced radii, which is not uncommon for the Planning Board to waive when requested.

Joel Moulton stated that he didn't know.

Jeff Duncan asked how Joel felt about the existing road design standards.

Joel Moulton stated that they seem adequate when the standards aren't waived, but he understood that each case was different. He stated that Knoll Road was probably the best road to plow and Blueberry Lane was the worst, just to give some examples. He suggested that the Board consider requiring the center of the cul-de-sac to be paved, especially when the Board waives frontage requirements. This would at least make it easier to turn around it.

Steve Beckert stated that the Board could certainly start looking at this issue and involve Joel in the review process. He stated that the Board is under no obligation to waive road construction and design standards. If the developer requests waivers they must also be flexible in terms of what other requirements the Board may impose to justify the granting of those waivers.

Greg Whalen explained that the Planning Board recently went out to do a site visit on Sawgrass Lane after it was constructed to sign off on their petition to have the road accepted. He stated that the drainage problems on that road were evident to everyone on the Board and that it was apparent that system of inspections and reviews failed here. He stated that if the town does take that

road over then he could foresee it costing more tax dollars to maintain since it wasn't constructed properly.

Jeff Duncan stated that the Board can't require a developer to do something that is not in the ordinance. He stated that it was his opinion that the Board can pass along any suggestions to the applicant, but to require it would necessitate an ordinance amendment.

Larry Bouchard agreed and stated that engineers, developers, homeowners, etc. look to the requirements of the ordinance for guidance and he believed that if the Board is finding that they are granting waiver after waiver then the ordinance language should be changed so that people know what to expect when they bring an application in to be reviewed.

Joel Moulton agreed and stated that you want to be sure that any roads the town decides to take over will not need to be repaved every five years. He noted that Eliot seems to have a lot of silty soils to contend with too, which can compromise the integrity of a road.

Steve Beckert suggested holding a workshop to work out the details.

The Board agreed.

Kate Pelletier stated that she and Joel would gather some sample ordinances from other towns as a starting point.

Larry Bouchard stated that he was confident that a lot of the road issues Joel is talking about will be taken care of with increased oversight by the new Public Works Director.

Joel Moulton stated that he and Jim Marchese are working on creating a driveway permit application as well. He also recommended that the Board consider requiring as-built plans of roads after they are completed.

Larry Bouchard stated that it was his belief that much of this can be resolved with adequate oversight of the construction process, as well as using the standards and methods utilized in the industry.

The Board scheduled the workshop for May 3rd, 2011 at 7:00 PM.

ITEM 7 - ACTION ITEM LIST

ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED

ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETNG

The next regular Planning Board meeting was scheduled for April 19th, 2011.

ITEM 10 – ADJOURN

MOTION:

Larry Bouchard made the motion to adjourn at 7:50 PM.

Dennis Lentz seconded the motion.

Vote: 4-0, Chair concurs.

Stephen Beckert, Chairman

Date approved: _____

Respectfully submitted,

Kate Pelletier, Recording Secretary