

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

**June 7<sup>th</sup>, 2011 7PM**

**ITEM 1 - ROLL CALL**

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

**ITEM 2 – PLEDGE OF ALLEGIANCE**

**ITEM 3 – MOMENT OF SILENCE**

**ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED**

**MOTION:**

Jeff Duncan made the motion to approve the minutes of the April 19<sup>th</sup>, 2011 Planning Board meeting, as amended.

Dennis Lentz seconded the motion.

**Vote: 4-0, Chair concurs.**

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

The Board reviewed the decision letter for Natural Rocks Ice Company and issued it as amended.

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

**A. 10-minute public input session**

No comments.

**B. Presentation by Jodi Castallo of the Great Works Regional Land Trust on the Mt. Agamenticus to the Sea Conservation Initiative.**

Jodi Castallo, Coordinator of the Mt. Agamenticus to the Sea Conservation Initiative and Great Works Regional Land Trust stated that the Mt. Agamenticus to the Sea Conservation Initiative is a coalition of partners working together to achieve a common goal, which is the conservation of land and natural resources within a 48,000 acre area spanning Maine's six southernmost towns of Ogunquit, Wells, York, South Berwick, Eliot and Kittery. Partners in initiative include the Wells Reserve, Kittery Land Trust, Maine Coast Heritage Trust, The Nature Conservancy, the York and Great Works Land Trusts, the Trust for Public Land, Maine Department of Inland Fisheries and Wildlife, the York Rivers Association and US Fish & Wildlife Service. She provided a map illustrating the Mt. Agamenticus to the Sea focus areas, conserved lands, and water district lands. She explained that the partners in the initiative attempt to advance conservation

through land and conservation easement acquisitions and partnerships with municipalities to help each town realize its conservation goals. She stated that she had recently helped Eliot get their Open Space Plan passed, which will provide a general direction as to the Town's conservation goals. She stated that the recent Brookings Report indicated Maine's brand is one of the strongest in the country and is world renowned for its distinctive towns and villages, Yankee ingenuity, work ethic, craftsmanship, skepticism and lobsters. A case study estimated that land use services including timber harvesting, recreation, carbon sequestration and water supply is valued between \$5.3-6.4 million per year. She stated that her goal was to let Eliot know that the initiative can help the municipalities through science and stewardship, land conservation, education and community organizing.

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

Joel Moulton, Public Works Director stated that since he last met with the Planning Board he wrote up several suggestions for performance standards to improve the current standards for cul-de-sacs as they relate to maintenance, reduction of impervious area, and environmental impacts. First, he would suggest a minimum 40' diameter turning radius for cul-de-sacs to accommodate the turning of most emergency vehicles. Also, a 40' diameter cul-de-sac with a turning radius of 30'-40' should be paved in its entirety. Catch basins and other drainage structures may be necessary to accommodate this. Cul-de-sacs with greater than a 40' radius could be constructed with an island so long as it's depressed to accept stormwater runoff and provide another level of filtration. When utilizing an unpaved and depressed island he would recommend the utilization of a radius that would allow for a 20' wide road. He stated that another alternative would be a sloped pavement surface with no more than a 7% grade. He stated that he would also like to see the use of T-shaped or hammerhead turnarounds with a radius of less than 40', which would reduce impervious surface area. He stated that this method would be appropriate for subdivisions with no more than ten homes. He suggested requiring as-built plans for completed roads so that the town can better assess a road's condition when deciding whether or not to take them on as public roads. He noted the importance of utilizing green space for winter maintenance and should be separated from any lot to avoid well contamination associated with the use of calcium chloride. Also, utilizing islands is beneficial to reducing stormwater runoff and the risk of downstream contamination of water bodies. Planted cul-de-sac islands are attractive and after the first three years require less maintenance from the town. Lastly, he stated that if anyone was interested, borings would be taken this Thursday at Wildbrook Lane to give the town a better understanding of the profile of the road.

The Board agreed with Joel's suggestions and committed to amending the ordinances.

Kate Pelletier stated that she would work with Joel to formulate these suggestions into a draft ordinance for an upcoming administrative meeting.

#### **ITEM 7 - ACTION ITEM LIST**

#### **ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED**

Jeff Duncan stated that he received a notice that the Great Works Regional Land Trust would be removing remnants of a dam at Shorey's Brook and will be applying for a Shoreland zoning permit with the town.

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Dwight Snow gave a brief update on the Business Development Committee stating that at their April meeting the idea was brought up to have two Planning Boards; one for administrative work like ordinances and one for application review. They asked the Planning Board to consider this and give their opinions in the interest of implementing the recommendations of the comprehensive plan in a timely fashion.

Steve Beckert stated that a second Board would have to be a subcommittee of the Planning Board and not the Business Development Committee as they should not be writing ordinances.

Dwight Snow stated that it was simply an idea to get the goals of the plan implemented faster.

Steve Beckert stated that the Comprehensive Plan Implementation Committee is putting together a spreadsheet of all of the different suggestions broken out by the Board or Committee responsible for implementation. Once that is complete the Planning Board can go through the list and prioritize the items. He stated that most of the suggestions had implementation goals of 2009 or 2010, which he fought to extend at the time was being written, but was outnumbered.

Dennis Lentz stated that he thought it should be the Comprehensive Plan Implementation Committee that prioritizes the goals of the plan.

#### **ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING**

The next regular Planning Board meeting was scheduled for June 21, 2011.

#### **ITEM 10 – ADJOURN**

##### **MOTION:**

Jeff Duncan made the motion to adjourn at 8:24 PM.  
Chris Place seconded the motion.

**Vote: 4-0, Chair concurs.**

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**Stephen Beckert, Chairman**

**Date approved:** \_\_\_\_\_

**Respectfully submitted,**

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**Kate Pelletier, Recording Secretary**