

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

September 6th, 2011 7PM

ITEM 1 - ROLL CALL

Present: Present: Steve Beckert – Chairman, Dennis Lentz, Larry Bouchard, and Greg Whalen – Alternate.

Absent: Jeff Duncan & Chris Place.

Steve Beckert appointed Greg Whalen as a voting member for this meeting.

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.

No comments.

Public input session closed.

B. Discussion with JT Lockman of Southern Maine Regional Planning Commission on transportation and subdivision future ordinance amendments.

JT Lockman of Southern Maine Regional Planning Commission stated that he was here to discuss where the Planning Board would like to go next in terms of transportation and subdivision ordinance amendment. He stated that two or three years ago he compiled a list of all ordinances in chapters 33, 37, 41, 44 and 45, which the Board should have received again for this meeting. The items highlighted in pink have been completed already and the items highlighted in blue indicate where he thinks the Planning Board should focus their attention on next. He stated that the Planning Board completed the reorganization of the subdivision and site review chapters, which were passed at the June 2010 Town

Meeting. The Town also passed the new regulations pertaining to open space subdivisions in June 2011. He stated that he was under the impression that the Planning Board had approved the final draft of the updates to the street standards as well, however, they were not presented for a vote at the last Town Meeting for some reason. He stated Kate Pelletier provided the Board with the most recent draft of those updates, dated November 2010, and asked if they Board had any additional changes they wanted to make to it.

Steve Beckert stated that Joel Moulton, Public Works Director, was present to discuss cul-de-sac construction and design standards before sending the final draft to the Selectmen.

Joel Moulton stated that he would like to see cul-de-sacs designed with green centers, center drains, and/or larger diameters to provide a location for snow storage.

JT Lockman stated that the design standards of cul-de-sacs were on pages 7 and 8 of the draft and he had not changed them from what was there originally. He stated that for every 100 subdivisions in Maine, 98 are "minor" and fall under the "minor street" category of standards. He noted that the Eliot Code already requires the cul-de-sacs have a vegetated center and that he had not changed that.

Joel Moulton stated that plowing snow around these cul-de-sacs can be a maintenance nightmare. He stated that he'd like to see a larger diameter cul-de-sac and that he knew of some towns that even require a separate lot that's designated for snow storage only.

JT Lockman stated that adding pavement means adding more drainage features, etc. He suggested adding standards that require a 10' buffer from the edge of the pavement to the lot line and require the lot owner to keep the area cleared and maintained.

Joel Moulton stated that once the developer is gone the property owners will never keep up their end of the bargain. He stated that he wasn't overly concerned about the additional cost to developers to add drainage features, etc.

JT Lockman stated that he could add language about the center island being optional based on the Public Works Director's input. This would allow him to be involved in reviewing any subdivision plan requiring a road.

Larry Bouchard asked Joel Moulton if Joel Moulton wanted to store snow in the center of the cul-de-sacs.

Joel Moulton stated that it's really site-specific. He stated that he just wants his crew to be able to clear snow as efficiently as possible and without having to backtrack or make a second pass, both of which take extra time. He stated that he thought Knoll Road was an excellent example of a well-designed cul-de-sac.

JT Lockman asked Kate Pelletier to provide him a copy of the road design for Knoll Road.

Joel Moulton stated that though not directly related to the discussion tonight, he would also like to suggest that performance bonds be required for all timber harvesting operations.

Greg Whalen stated that with issues like that the problem always comes up with arbitrating any damage done by blasting or construction vehicles damaging town roads, etc. He stated that he would be in favor of requiring bonds from developers. He suggested that with blasting, the Town may want to consider requiring that a third party, paid for by the developer, conduct a pre and post audit of surrounding homes to assess any damage caused by the blasting. He stated that the Planning Board has also seen several roads that have been signed off on by the applicant's engineer following construction only to find that some have severe drainage problems among other things. He stated that he would like to see language added that allows the Town to hire their own third-party engineer to review road construction prior to any occupancy certificates being issued.

JT Lockman stated that he added language in Sec. 37-54 that roadway construction be overseen by the road commissioner and a registered professional engineer obtained at the expense of the applicant.

Kate Pelletier stated that she could draft an amendment requiring some sort of performance guarantee for timber harvesting operations.

Greg Whalen stated that he would like to see the language clarified to show that the Town would be responsible for selecting the third-party engineer and not the developer.

JT Lockman stated that he would clarify that in the next draft. He stated that the Town could put out an RFQ and then select three firms or so to have on retainer in case of a conflict with one of them.

Joel Moulton also asked that as-built plans for roads upon completion be a requirement of the ordinance as well.

JT Lockman stated that he would include that in the next draft as well.

Larry Bouchard asked Joel Moulton if he had any issues with any of the specific design standards the table in Sec. 37-71.

Joel Moulton stated that the only recommendation he would make would be to change the maximum stone size of the crushed gravel base course from 1" to 2" so that it meets the DOT standards for gradation.

JT Lockman stated that he would make that change in the next draft.

C. Review amendment to Chapter 45 (Zoning) to regulate the sale of fireworks.

Steve Beckert stated that the Planning Board had not yet received any direction from the Selectmen about writing an ordinance to allow or not allow the sale of fireworks.

Kate Pelletier stated that the Selectmen would be discussing this issue at their September 22nd meeting, which should provide the Planning Board with some direction.

The Board agreed to table this issue until they receive direction from the Selectmen.

D. Review amendment to Sec. 45-290 (Table of Land Uses) to allow the Code Enforcement Officer to review and approve permits for signs in the Commercial/Industrial zone.

The Board reviewed the draft ordinance amendment and had no changes. They scheduled the public hearing for September 20th.

ITEM 7 - ACTION ITEM LIST

ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED

ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING

The next regular Planning Board meeting was scheduled for September 20th, 2011.

ITEM 10 – ADJOURN

MOTION:

Dennis Lentz made the motion to adjourn at 8:20 PM.

Larry Bouchard seconded the motion.

Vote: 3-0, Chair concurs.

Stephen Beckert, Chairman

Date approved: _____

Respectfully submitted,

Kate Pelletier, Recording Secretary