

DRAFT PLANNING BOARD JULY 10, 2025

David Walker: I am David Walker and I will be your chair. First order of business is Pledge of Allegiance to the flag. So please stand and join in. I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all. Thank you very much. All right Jeffrey you want to do a roll call please?

Jeffrey Hinderliter: Sure. Mr. Kelley?

Jay Kelley: Here.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Vice chair Hitchcock?

Chris Hitchcock: Here.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Present. Graham Roeber and Marianne Hubert are excused. Public hearing. This public hearing will start at 06:31.

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling. Applicant: Douglas Moon. Location: 6 West Tioga Ave, MBL: 320-13-2; Zoning: R3, RA & HAT.

If you want to speak, please approach the podium, identify yourself by name and address and speak clearly into the microphone. All right seeing none, I will end this public hearing at 06:32.

Second publication, we'll start that at 06:32.

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling. Applicant: Martha Blackburn. Location: 11 Tripoli Ave, MBL: 319-7-2; Zoning: R3, RA and HAT. Again, please coach the podium, speak clearly into the microphone. Identify yourself by name and address. Thank you. All right. I'm just going to wait till 06:33. All right. We'll finish at 06:33, and move on to minutes. Did we read the minutes folks? And did we have any additions, deletions, or recommendations? Or a motion even?

Robin Dube: Motion to accept is written.

David Walker: Motion by Robin.

Jay Kelley: Second.

David Walker: Second by Mr. Kelley. Can you call for the vote please?

Jeffrey Hinderliter: Mr. Kelley?

Jay Kelley: Yes.

Jeffrey Hinderliter: Ms. Dube.

Robin Dube: Yes.

Jeffrey Hinderliter: Vice chair Hitchcock?

Chris Hitchcock: Yes.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes. That motion carries 4-0. All right. On to regular business. Item 1. Proposal: Site Plan: 16-unit multifamily residential development. Action: Determination of Completeness Review; Schedule Public Hearing; Schedule Site Walk. Applicant: DM Roma Engineers. Location: 215 Saco Ave, MBL: 211-9-1; Zoning: GB1 District. Jeffrey.

Jeffrey Hinderliter: Okay. Thank you. So at the June meeting, the board resumed their review of this proposal and as our chair just said, this proposal is for a 16-unit residential development to be located on the same property where a Jimmy The Greek's restaurant is. At the June meeting, the board requested the applicant address several items before the application was determined complete. One of the primary items the board requested the applicant address was our town peer review engineer, their review of this proposal. And our engineer reviewed the applicants June submission, the one that you received last month and also this new submission, the one that you have this month.

So they were able to review both in time for this meeting, and our engineers signed off. Basically, he's okay with this proposal. He's fine with the proposal. He does have a few conditions that he recommends, but those conditions wouldn't be attached to a determination of completeness they would be at the end. And what those conditions are is approval from the town wastewater department before scheduling a preconstruction meeting with the town and also providing test pit data to Sebago Technics so they can review that before the pre-construction meeting. So, if this proposal is approved, we'll attach those recommended conditions to that approval.

Regarding the other items, the applicant really did a nice job addressing what the board requested. And this includes addressing fire department comments, identifying parking spaces reserved for the residential use and altering the storm water system to allow for more of a buffer area behind the proposed buildings. Regarding changes to the plan as a result of some of these alterations the applicant made I would say, the most significant are the relocation of one of the multifamily buildings. It was just basically termed, which

freed up some area behind the multifamily buildings to add some buffers in. There's some alterations to the storm system, mainly the ponds behind the buildings, installation of buffers, which is really good in labeling parking spaces.

July submission is a solid response to the board's request. And I recommend that the board determine complete and schedule a public hearing for August 14. You'll find a motion in your memo on Page 5. And no conditions attached to the determination of completeness.

David Walker: Okay, Jeffrey. Thank you.

Jeffrey Hinderliter: You're welcome.

David Walker: I saw in the memo you wanted us to have a July 10, you know, public hearing, but I knew you meant August 14.

Jeffrey Hinderliter: Yeah. I don't know what was wrong with me. There were a couple of things.

David Walker: Not like you are busy or anyway, right?

Jeffrey Hinderliter: Yeah.

Chris Hitchcock: I thought we're going to do it tonight.

David Walker: Yeah.

Jeffrey Hinderliter: Yeah, Well, I wish we could...

David Walker: *[Overlapping conversation]* [00:07:45] if we did tonight.

Jeffrey Hinderliter: Right.

David Walker: Okay. Thank you very much.

Jason Haskell: Jason Haskell with DM Roma Consulting Engineers.

David Walker: Yeah. Welcome back, Jason.

Jason Haskell: Thank you. Thank you. And thank you, Jeffrey, for the summary of the things that have changed. Really, the rotation of the building was really to address some of the fire department's concerns of being able to access it from the parking lot rather than it being too far away from them to get their ladder out to where it was before. And just to add to what Jeffrey had, we did work through some of the concerns with the department regarding the sprinkler systems. We went through and made a couple tweaks

to the architectural plans on the construction of that middle wall. And he was able to sign off and say he was good to go with it.

The turning movements were fine, so we were able to work through all that with the fire department. We did take your recommendation on showing different striping colors for the parking spaces. One thing that's different than what you saw previously was we've added some parking spaces along the exterior right in through here. That way none of the tenants will have to walk across the driveway, you know, into the area where the restaurant parking would be. These are all going to be designated with the unit numbers, and there's some signage out there that hopefully will keep everyone that's for the restaurant in the restaurant parking, and the residents have their ability to park their two vehicles.

We did, as requested from the peer review and engineer, we did go out and dig the test pits in the areas of the two infiltration or the infiltration areas. Both of them came up at just about a little over two feet of separation between the bottom of the stone, which is the infiltration storage. So there's going to be plenty of space between where seasonal high groundwater is versus the top of the system. So, I think that'll work out fine. We just need to, you know, do a follow-up with the peer review engineers. Yeah, and we were able to save some of the trees out there, and then we've also added some more evergreen trees to buffer the abutters. So at that, I guess, hopefully, we can talk about completeness and we're moving on to the public hearing. Thank you.

David Walker: Anybody have any questions for Jason?

Robin Dube: I just got one quick question. Why am I not seeing handicapped spots other than just in front of the restaurant?

David Walker: I did not hear that. What was that?

Robin Dube: Why are – there is not one handicapped spot here. They're all just way over here in front of the restaurant.

Jason Haskell: Well, to be honest with you, all these units have a single step into the front door. So there would be really no need for a handicap parking space. Because the only way they're going to be handicapped accessible is if a ramp is built for them. There's also the regulations for the ADA compliances really looking at the entire parking lot and not just in front of those units.

David Walker: So, Jason, I have one request of you.

Jason Haskell: Good.

David Walker: As I went through the materials, there were two citations about building height so that I was confused, all right?

Jason Haskell: Good.

David Walker: And I'd just like you to declare what the actual building height is. So that it's on a public record, and we don't have a mismatch on documents.

Jason Haskell: Let's see here. Want to say it was 25.5.

David Walker: At one point, there was a 27.5. So that's why I'm confused. And you can answer later if there's...

Jason Haskell: Okay. Yep.

David Walker: If you don't have the answer right now, it's no sense guessing.

Jason Haskell: Yeah.

David Walker: But it's important. So I'd like to know when we see it on August 14, okay?

Jason Haskell: Okay. So when we submit formally back to the peer review engineer with the test pits we'll also include that in the letter.

David Walker: All right. That's all I had. Anybody want to make a...

Robin Dube: I'll make a motion to determine complete a proposal for the construction of a 16 residential unit, multifamily development, consisting of four buildings with four units in each building located 215 Saco Avenue. MBL: 211-9-1. Applicants, DM Roma Consulting Engineers. Owner, Sierra Investment LLC.

David Walker: Motion by Robin.

Jay Kelley: Second.

David Walker: Second by Jay.

Robin Dube: And now do we need to give them the...

David Walker: No, he said we didn't have to include those.

Robin Dube: Okay. I'm just going by what it says.

David Walker: You want to call for the votes?

Jeffrey Hinderliter: Sure.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Mr. Kelley?

Jay Kelley: Yes.

Jeffrey Hinderliter: Vice chair Hitchcock?

Chris Hitchcock: Yes.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes. And motion carries 4-0.

Jeffrey Hinderliter: Thank you.

David Walker: Does the board want to make a site visit?

Robin Dube: Nope. I don't. I've been in that parking lot a million times.

David Walker: Yes. You were *[inaudible]* [00:13:50].

Robin Dube: No, not that one, but if you want this.

David Walker: Just saying.

Robin Dube: I'm just kidding.

David Walker: All right. Well, man no I'm good. And everybody's quite familiar with the area.

Jason Haskell: Okay.

David Walker: I think we'll be fine. We'll just have the public hearing then, okay? All right, great. Thank you.

Jason Haskell: Thank you everyone. So August 14.

David Walker: Yep.

Jason Haskell: Thank you.

David Walker: You are welcome. Sorry Robin I was just kidding.

Robin Dube: I was not.

David Walker: All right. Item two.

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling. Action: Final Review. Applicant: Martha Blackburn. Location: 11 Tripoli Ave, MBL: 319-7-2; Zoning: R3, RA. Jeffrey?

Jeffrey Hinderliter: At the June meeting, the planning board determined this as complete with a couple of conditions. The conditions were submission of revised 30% calculations for existing and proposed structures, submission of completed flood plain permits and structure designed to meet the flood plain standards and submission of responses to eight standard conditions in the shoreline zone. Everything requested was submitted, and it was another nice job just like the application before. So completely fine with that.

We recommend conditional approval. You'll find a motion on Page 10, and the conditions are the standard conditions just to make sure that the proposal can continue through the process and doesn't have to wait until that's done.

David Walker: Okay. I recognize that. Thank you. Anybody on the board have anything to say? I know the architects here, but unless you want to say anything now?

Male Speaker 1: *[Inaudible]* [00:16:10].

David Walker: Yeah, it doesn't appear that we do have any. So if anybody wants to make a motion, that'd be great.

Robin Dube: I will make a motion to conditionally approve Martha Blackburn, conditionally use nonconformity structure in the shoreline zone application proposing to remove existing single family structure and build a new family structure, including the expansion not exceeding 30% located at 11 Tripoli Ave. MBL: 319-7-2 and with conditions, first one is applicant child secure DEP approval before construction activity begins. Two, applicant child secure, flood has a development permit approvals before activity begins.

David Walker: Motion by Robin.

Jay Kelley: Second.

David Walker: Second by Jay. Want to call for the vote?

Jeffrey Hinderliter: Mr. Kelley?

Jay Kelley: Yes.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Vice chair Hitchcock?

Chris Hitchcock: Yes.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes, that motion carries 4-0. Congratulations. So Jeffrey, do we want to talk about West Tioga?

Jeffrey Hinderliter: I can just brief you real quick on that. So, 6 West Tioga is, we had a public hearing tonight, but it's actually not on the agenda under regular business. And the reason why is when the planning board made the determination of completeness at the June meeting they attached three conditions. The conditions were very similar to what we just heard attached to the 11 Tripoli. And the applicant has not had a chance, the time to fulfill those conditions yet. The applicant has secured the services of an architect to do that, but they're just not there yet. So, there was no sense in putting it under regular business because the planning board could take no action.

David Walker: Does he chime out on August 25 or is there an extension?

Jeffrey Hinderliter: He chimes out on August 25.

David Walker: So, we have to have something by the 14th.

Jeffrey Hinderliter: If he wants approval, you know, he could continue with things as they are and just – okay, a couple of things. So the August 25 is a submission deadline. So you would have to make a decision at the September meeting.

David Walker: Okay.

Jeffrey Hinderliter: Yep.

David Walker: All right. Thank you.

Jeffrey Hinderliter: You're welcome.

David Walker: And then we have Certificate of Appropriateness Ruling. Alteration to building façade with removal of awnings on Milliken Street side of 20-22 Old Orchard St; MBL 205-4-1; Zoning DD-1; Applicant: Kyle Gahm – Bailey Sign; Owner: S&S Properties.

Robin Dube: Motion to accept?



Jeffrey Hinderliter: Let's see. So where is this one? Oh, okay. So this proposal is for removal of five awnings and to install four signs with Goose deck lighting because this proposal is in one of the downtown districts. It requires a certificate of appropriateness. And proposals such as these are viewed by our design review committee, who then provide the planning board with a recommendation. The board has the final decision on this, which is the certificate of appropriateness. The DRC did consider this over several meetings. Mike works with the DRC, so he's very familiar with this project, but DRC did consider this proposal over several meetings. And then at the June meeting they voted in favor of recommending it to the board. And you'll find a motion on the bottom of page 16, top of page 17 of your memo.

David Walker: Do we have a *MILAR* [phonetic] [00:20:54] of sign tonight on that?

Jeffrey Hinderliter: Nope. You just have the findings of fact to sign.

David Walker: Okay. And we'll sign that one that you have up there?

Jeffrey Hinderliter: Yep.

David Walker: Okay.

Jeffrey Hinderliter: Yep.

David Walker: If we have an approval.

Male Speaker 2: Jeffrey, what building is that?

Jeffrey Hinderliter: Strike zone.

Male Speaker 2: Oh.

Jeffrey Hinderliter: Where the strike zone used to be? Yep. And the alterations are to the side facing the beach.

Chris Hitchcock: I will make a motion. Conditionally approve the design review certificate for the removal of the Milliken Side Street, awnings 5 and installation of Goose neck lighting for the signage at 20-22 Old Orchard Street, MBL 205-4-1; Zoning DD-1; as presented in the application dated June 17, 2024 and supporting materials as recommended by the design review committee with the filing for conditions. One, all improvements will be implemented in accordance with application plans and proposal received. Any changes must be approved by staff prior to completion. Two, Prior to commencement of any construction activities all federal state and local permit shall be secured. Three, only the Milliken Street awnings are approved to be removed with this application. The other awnings on both Orchard Street and Imperial Street shall remain. Four, this application for removal of the Milliken Street side awnings includes approval of the style of the four sides presented to the design review committee to be installed in

place of the awnings on the Milliken Street side, only a step at the time *[inaudible]* [00:22:51] for the signs.

David Walker: Motion by Chris.

Robin Dube: Second.

David Walker: Second by Robin. Want to call for vote please Jeffrey?

Jeffrey Hinderliter: Mr. Kelley?

Jay Kelley: Yes.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Vice chair Hitchcock?

Chris Hitchcock: Yes.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes. That motion carries 4-0. And then on the business. Findings of Fact: Dunegrass Sections D & E, Inverness Drive, Pebble Beach Ave; 27 single-family house lots, 1 lot with 45 townhouse units, two open space lots. Do you have the MILAR of that?

Jeffrey Hinderliter: I don't have a MILAR, but I have the findings of fact for a signature.

David Walker: So we can sign that as well.

Jeffrey Hinderliter: Yeah.

David Walker: All right. Good welfare.

Jeffrey Hinderliter: Oh, one thing that I just wanted to say, we have Finnegan, Howard back here. Finnegan is a junior in high school, and he's an intern this summer kind of like an intern, but a little not our typical intern. He's doing a very smart thing actually. He's trying to figure out what he wants do when high school ends and he has a couple of different interests. One of those interests is planning. So, Finnegan is hanging out with me and we're working on a couple of different projects and thank you for coming tonight.

David Walker: You let me in. I met him, so.

Jeffrey Hinderliter: Yeah. I did.

David Walker: Finnegan would you like to address the board at all?

Finnegan: I am good.

David Walker: Okay. All right. Well, welcome. We are very glad to hear you. All right. And then we have a potential new alternate coming?

Jeffrey Hinderliter: Yes.

David Walker: Is it appropriate to talk about that now?

Jeffrey Hinderliter: Sure. Yeah. Yeah. We have a new alternate Aaron Moriarty and she is up for appointment for the alternate position here in our board.

Robin Dube: What happened to the other ones? Would they all go?

David Walker: Well, we still have Graham, but we're *[overlapping conversation]* *[00:25:09]*.

Robin Dube: Oh, I thought we had another one besides Graham too.

David Walker: We need to put something on the other side *[inaudible]* *[00:25:12]*.

Jeffrey Hinderliter: Yeah, we need to put someone exactly and...

Robin Dube: I might not want to do that.

Jeffrey Hinderliter: And she comes with she's actually a planner in Sanford. So who knows? Maybe soon she'll be in the sea.

Robin Dube: Yeah, no that is cool. Yeah.

David Walker: Well, *[overlapping conversation]* *[00:25:28]* requirements that we have removed from the beach, but it might have half with river?

Jeffrey Hinderliter: No. We're one of the only municipalities that does that. And they don't have any, as far as I know, tidal rivers.

David Walker: Okay. Well, it'll be exciting to have a full board.

Jeffrey Hinderliter: Yeah.

David Walker: You know, especially if somebody decides to leave and run for the council or something like that.

Robin Dube: Is that your year?

David Walker: I do not know. Motion to adjourn?

Robin Dube: Adjourn.

David Walker: All right.

Chris Hitchcock: Second.

David Walker: Motion by Robin, second by Chris, meeting adjourned. Thank you. Good night.

Robin Dube: Thank you.

David Walker: Less than a half an hour. That was – possible.

Colors, each one of these players know someone who has been injured or who has died in the war. They play for them and they play for the hope that one day they can enjoy the same freedom we do. When you play baseball, you feel free.