

Planning Board Meeting Minutes
April 6, 2005
7:00 p.m.

I. ROLL CALL

Board Members Present: Judy Carll Kurt Clason Roland Denby
 Susan Dunlap Tim Nelson
 Jonathan Raymond
 Everett Whitten

Public Present: Dwayne Woodsome

Others: Tina Smith

II. APPOINTMENTS

7:00 p.m. PUBLIC HEARING

Susan Dunlap, Chairman, called the Public Hearing to order at 7:00 p.m. The purpose of the hearing was to discuss proposed changes to the Site Plan Review Ordinance, Land Subdivision Regulations and Growth Management Ordinance.

Sue Dunlap began by reviewing the proposed article changes to amend the Site Plan Review Ordinance. Changes to the fee structure will be based on the size of the project. Dwayne Woodsome questioned whether this increase would take care of expenses. He stated that the budget should be decreased; administrative costs for the board should come from the developer and not from taxes. Sue Dunlap responded that any costs for peer review or consultants are borne by the developer. Adjustment to the budget may be made over time, but any monies currently received over budget are returned to the general fund.

The board then discussed Site Plan Review Standards; #16 should read Site Plans greater than 100,000 sq. ft. will be required to provide access to abutting property for possible future development.

No external storage in front or side of parking lot. It was the consensus of the Board that there should not be storage in any areas designated as parking; site plan approval could designate storage areas.

Land Subdivision Regulations; delete reference to major or minor subdivisions.

Growth Management Ordinance; changes the number of permits available to 80

Sue Dunlap added that the Selectmen have authority to make changes to the ordinances and it is not necessary to be presented at the Town Meeting.

The public hearing was closed at 7:26 p.m

7:30 p.m. Informational Meeting with Jeff Amos, Sebago Technics
RE: Goodall Hospital Medical Office Building, Map 5, Lot 5

The Board then met with Jeff Amos, Sebago Technics, and David Whitney, Goodall Hospital. The proposed plan is for a 14,000 square foot medical office building. The property is located on Route 202 and contains 20.36 acres (Map 5, Lot 52) and is in the Village zone. The facility will employ 24; 12 doctors and 12 support staff. The proposal is to include a family practice, center for women's health, radiology and physical therapy facilities.

Jeff Amos stated that they wanted to get Planning Board input prior to finalizing the design. They are proposing to have the water line extended to the facility; it is approximately one-quarter of a mile from the intersection of Routes 202, 5 and 4 and the location of a 12" water line. The building will have an on-site septic system. The buildings currently located on the site will be removed.

The Department of Transportation will require an entrance permit; the entrance to the site is 200 feet from Bennett Hill Road. Jeff Amos stated that traffic under 100 vehicles per hour would not require a traffic study. Tim Nelson suggested that given the number of employees and the possible number of clients per hour, the Board would want to see a traffic study.

The Board reviewed the plan and stated that the road access to the balance of the site would be through the majority of the parking lot. There should be only one entrance to the site that would serve this facility and any future expansion.

In summary, the Board would like to see a proposal for the pick up of medical waste; future plans for the site including a statement that potential expansion would not create a second entrance; traffic study.

III. MINUTES OF PREVIOUS MEETINGS

March 16, 2005

A motion was made by Kurt Clason, seconded by Jonathan Raymond and unanimously carried (Sue Dunlap and Tim Nelson abstained as they were not in attendance at the March 16 meeting) to accept the minutes for the meeting held March 16, 2005.

IV. REPORT OF OFFICERS

Sue Dunlap reported on the site walk that was held on Saturday, March 26, 2005. Board members in attendance were Judy Carll, Kurt Clason, Roland Denby, Susan Dunlap, Jonathan Raymond and Everett Whitten. Also in attendance were Ed Benway and several abutters to the Oakwood Ridge subdivision. Due to the snow, they were not able to walk all of the property lines. There were concerns on the condition of the road; the Selectmen are working with the developer on this. Also mentioned were an association that would be responsible for the maintenance of the road and the procedure for placing the remaining land in a land trust.

V. OLD BUSINESS

VI. COMMUNICATION

Letter from Peggy L. McGehee of Perkins, Thompson, Hinckley & Keddy
RE: Genest Concrete Works, Inc. (dated 3/23/05)

Letter from Natalie L. Burns to Peggy L. McGehee
RE: Genest Concrete Works, Inc. (dated 3/25/05)

Memo from J. T. Lockman, Southern Maine Regional Planning
Commission RE: Birch Woods, Final Plan

VII. MISCELLANEOUS

The Board reviewed an amendment to the Ossipee Landing Subdivision. There was an error on the signed plat that did not accommodate the placement of the homes in the cluster subdivision. A new mylar was presented for signing, but it was the consensus of the board the change be reviewed by the town's attorney to assure that this new wording would remedy the situation.

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt made the motion to adjourn at 8:12 p.m. Everett seconded and the motion passed with a unanimous vote in favor.

Approved Date: _____

