

PLANNING BOARD MINUTES
WEDNESDAY, AUGUST 16, 2023
MUNICIPAL COUNCIL CHAMBERS – 6:30 P.M.

Present: Michael Costello, Robert Bayer, Lisa Buck, Christa Schwintzer, John Beckett, Phil Ruck, Ashley Case, Judson McIntosh

Absent: None

Town Staff: Kyle Drexler, Jessica Chadbourne

Because Mr. Ruck joined the Board for this meeting via zoom, Mr. McIntosh filled the role of Chair.

Acceptance of the Agenda

Mr. McIntosh asked for for a motion to accept the agenda.

Motion: Lisa Buck

Second: John Beckett

Mr. McIntosh called for a roll call vote to accept the agenda, which passed with eight in favor and none opposed.

Approval of the Minutes of the July 19, 2023 Planning Board Meeting

Mr. McIntosh asked for a motion to approve the July Planning Board minutes.

Motion: Lisa Buck

Second: Robert Bayer

Corrections to the minutes were noted and Mr. McIntosh asked for a roll call vote. The vote to accept the minutes passed with seven in favor, one abstaining as Mr. McIntosh was absent from the July meeting.

Old Business

There was no old business.

New Business

Item A: An amendment to an approved site plan by Sargent Realty, LLC located on 3 Godfrey Drive, Tax Map 11-0 Lot 38, in the Commercial-1 and Economic Development Zone districts. The application proposes to keep a portion of the existing parking area that was previously planned to be removed.

Mr. McIntosh invited the applicant to the podium to present their amendment. Doug Morrison represented Sargent at the meeting, and explained that the goal of the site plan amendment was to allow Sargent to keep some parking that, per the original site plan, they had intended to remove. They will still be removing a large section of parking area, adding 40 plus feet to the existing green buffer between Sargent's property and Sylvan Road. This amendment is also to allow Sargent to install a new sign for the business.

Mr. Drexler pointed out that Sargent had also added 10 shade trees to the north and eastern sides of the proposed parking area to replace some of the trees that were dead or removed as part of the construction. And though this amendment was an increase in parking from the original site plan, it

was still a significant decrease in the overall impervious area from what currently exists on site. The amount of proposed parking is also more than sufficient to meet the parking requirements in the ordinance should Sargent choose to lease some of the available office space in the building.

Mr. McIntosh asked whether any of the parking had been removed yet. Mr. Morrison explained that that Sargent had removed 40 feet of parking space before realizing that they might want to retain more parking than initially intended.

Mr. Ruck asked about the lighting for the parking lot. Mr. Drexler explained that the original application intended to use the existing lighting at the time and reconfigure them into the new parking area. The new plan keeps the existing lighting as well, and no additional lighting will be added that wasn't already in place. To which Mr. Morrison added Sargent was keeping nine of the existing poles, replacing the old lights with new LEDs, and they already had Hammond Electric conduct a light study to make sure the area was sufficiently lit. Mr. Ruck asked by no lighting diagram was provided. Mr. Drexler explained that no plan was requested because the lighting for the amended parking area would still be less than/further from the property line than the lighting for the parking area before Sargent owned the building. Lighting that would have been approved by the Board when the building was first constructed.

The Board had no other questions, so Mr. McIntosh opened the hearing to the public. Deborah White of 11 Sylvan road raised her hand to speak over Zoom. She expressed her concerns about the construction times and noise, and the potential light pollution from the proposed sign. She was assured that all ordinance requirements and standards would be met as the project was completed.

Hearing no other questions, Mr. McIntosh closed the public hearing. There were no additional questions from the Board either, so Mr. McIntosh read the proposed findings of fact for the project and asked for a motion.

Motion: Lisa Buck moved the the Board approve the amended site plan for Sargent Realty, LLC to keep a portion of the existing parking area that was previously planned to be removed from their property located at 3 Godfrey Drive, Tax Map 11, Lot 38, in the Economic Development Zone district, with the following conditions:

1. That there is a preconstruction meeting to detail and educate Sargent Corporation on the Town of Orono Ordinances that are pertinent to the construction.
2. That the applicant will provide as part of the permitting process a copy their lighting diagram for the parking lot and the proposed sign.

Second: Robert Bayer

The vote to approve the amended site plan passed with eight in favor, none opposed.

Item B: An amendment to an approved subdivision by Forest/Orono Associates LLP for the Forest Hollow Subdivision located on Grant Rd in the Low Density Residential District. The application proposes to re-create lots 12 and 14 from a piece of retained land on the eastern side of Grant Rd as it was shown on the originally approved subdivision plan.

Because the applicant for Grant Road was absent, Mr. Drexler presented the proposed amendment to the Board. Mr. Benson is looking to recreate two lots - 12 and 14 - from the original subdivision plan so that the two lots can be sold. He gave the Board a brief overview of the history of the subdivision and the prior Board decisions pertaining to Grant Road, and explained that the most recent SLODA amendment had include lots 12 and 14 and had already been approved by DEP.

Mr. Ruck asked that Mr. Drexler add the standards for subdivisions and amendments as a topic to be reviewed as part of the comprehensive plan discussions so that amendments like these might not need Board approval in the future. Mr. Drexler said that was certainly possible, and also pointed out that future subdivision applicants would likely not be allowed to proceed as Forest/Orono Associates LLP has done.

Mr. McIntosh opened the public hearing, but there were no comments for this project. He closed the public hearing and, with no further questions from the Board, read the proposed findings of fact and asked for a motion.

Motion: Lisa Buck moved that the Board approve the amended subdivision plan by Forest/Orono Associates LLP to re-create lots 12 and 14 from a piece of retained land on the eastern side of Grant Rd as it was shown on the originally approved subdivision plan, with the following recommendations:

1. That all findings of the Planning Board with respect to this development at its meeting of July 19, 2006, and all conditions of approval and requirements pertaining thereto, are unchanged and remain in place.
2. That the signed, amended subdivision plan, to include conditions of approval that run with the property, be recorded at the Registry of Deeds within 90 days of approval of the amended plan.

Second: Michael Costello

The vote to approve the amended subdivision plan passed with eight in favor, none opposed.

Other New Business

There was no other new business.

Discussion

Mr. Drexler provided a short summary of projects expected to appear on the agenda for the September meeting, and appraised the Board of other potential forthcoming projects. He then announced that he would be leaving the position of Town Planner in mid-September, and the Board expressed their appreciation for his work as the Planner and offered their best wishes for his next position.

Adjournment

Mr. McIntosh asked for a motion to adjourn the August meeting of the Planning Board.

Motion: John Beckett

Second: Lisa Buck

The motion to adjourn the meeting passed eight in favor, none opposed, and the meeting was adjourned at 7:26 pm August 16, 2023.