

Alfred Planning Board
Minutes: October 7, 2015
7:00 p.m., Alfred Town Hall

FINAL

Meeting called to order at 7:00 by Chairman Alfred Carlson

Members present:

Alfred Carlson, Chairman
Raymond Blanchette, Vice Chairman
Fred Frodyma
Richard Pasquini
Arthur Karcher
John Ibsen

Others present:

Jim Allaire, CEO
Brother Jerome of Brothers of Christian Instruction
David Joy, architect
Susan Crowell, Secretary
Darcy Hobgood, Secretary in-training

Approval of minutes:

- Motion: Approve minutes from September 2, 2015 board meeting
- Vote: Motion carried
- Resolved: Minutes from the meeting on September 2, 2015 approved with modification in regard to increasing nitrate levels in some test wells

Business:

A notification that Sue Crowell will be resigning as Planning Board Secretary, effective October 21, 2015, and Darcy Hobgood is being appointed as the new Planning Board Secretary.

- David Joy, representing Brother Jerome and the Brothers of Christian Instruction presented the details of their application for a proposed addition to Henry Hall.
- Following questions and a discussion of the project by the Planning Board members, a motion was made and seconded to accept the application as complete ***with the exception that the Planning Board needs a document stating that David Joy has the authority to speak on behalf of the Brothers of Christian Instruction***
- Vote: 6 in favor, 0 opposed, 0 abstained
- Resolved: Motion carried
- A public hearing will take place regarding this application on October 21, 2015 following notification of abutters by certified mail.
- CEO, Jim Allaire, presented an application by Angela Sanborn to add an accessory apartment to existing barn at 69 Waterboro Rd, Alfred, Map 5, Lot 42-A. Jim explained that the building in question is positioned within a Shoreland and Resource Protection Zone. As such, the proposed application is not allowed per Alfred Code.
- A discussion by The Board regarding the impact of the proposed land use may not be more severe than its current use. A motion was made and seconded to conduct a site walk on October 19 at 9:30 AM for the board members to review the actual site prior to action on the application.

- Vote: 6 in favor, 0 opposed, 0 abstained
- Resolved: Review for Completeness on the Sanborn application is tabled until the site walk is conducted

Meeting adjourned at 8:15 p.m. by Alfred Carlson, Chairman

**THE ALFRED PLANNING BOARD
MINUTES OF REGULAR MEETING & PUBLIC HEARING**

Draft

October 21, 2015

Al Carlson Chairman of the Planning Board opened the meeting at 7:00 p.m. members present were Art Karcher, Richard Pasquini, John Ibsen, with Jim Allaire CEO, and Secretary Susan Crowell.

The minutes were reviewed from the Regular Meeting held on October 7, 2015 and several revisions were made. Art Karcher made the motion to approve the minutes as amended and John Ibsen seconded the motion. All voted in favor.

Al Carlson reviewed the minutes of the Site Walk at the Angela Sanborn's property located at 69 Waterboro Rd. on Monday October 19, 2015. Art Karcher made a motion to approve the minutes Richard Pasquini seconded the motion. All voted in favor.

**Public Hearing:
7:15PM**

Attendees of the Hearing were David Joy, Brother Jerome Lessard, John and Carolyn Crowley, Roger and Mary Jane Bougie, James and Alison Brock, Douglas Wiggin, Sharon Secovich.

Al Carlson opened the Public Hearing at 7:15 P.M. for Land Use Permit Application to add a six room residential wing to the north end of Henry Hall at the Brothers of Christian Instruction on Shaker Hill Road (Map5, Lot 64).

Al Carlson asked David Joy architect, to explain the reason for the addition and type of construction they will be doing at the Brothers of Christian Instruction. David Joy presented a design of the construction area and described in detail the additional six residential rooms, adjoining common area with a sun room attached to the existing Henry Hall that is used as the dining hall. They also planned a two car garage with a connecting handicap access into the building. David Joy explained that there are several Brothers that need the handicap access, especially in the winter, as it makes it very difficult for them to go outside to get to the dining hall for their meals. David Joy plans on starting the project in about one month.

John Crowley abutting property owner, brought up the possibility of the York County Shelter expanding their residential area or having a Meth Clinic taking over the Brother's vacated residences. He explained in the past there have been several problems with trespassing and debris left behind on their property. If this continues, it will have a negative effect on their property values. Some of the other attendees also expressed the same concerns. In further discussions with the abutters, it was agreed that they do not have any objections with the proposed Land Use Permit to build the addition for the Brothers. Their main concerns were with the expansion of the York County Shelter. Jim Allaire CEO stated that it would have to go through the State Agencies and then the Alfred Planning Board for approvals.

Al Carlson stated the responsibility of the Planning Board is to evaluate the permit and to assure that it complies with the ordinance of the town of Alfred. Richard Pasquini made the motion, seconded by Art Karcher, that the application be approved with no conditions, all were in favor.

New Business:

Al Carlson Chairman briefly discussed with the PB Members and Jim Allaire CEO two new Land Use Permit Applications. The applications from Carl G. Baron and Robert Champagne will be reviewed for completion by the board at the next meeting.

The Planning Board scheduled to have a site walk on the Carl G. Baron parcel of land that has frontage on Mouse Lane and Camp Road in Alfred, Maine (Map 15, Lot 2-1). The parcel is located in the Resource Protection District. The Land Use Permit Application is for a proposed single family residence requested by Carl G. Baron. The Site Walk will be on Thursday, October 29, 2015 at 9:30 A.M.

Adjournment:

The meeting was adjourned at 8:30 p.m.

**THE ALFRED PLANNING BOARD
MINUTES OF REGULAR MEETING**

Final

November 18, 2015

Al Carlson Chairman of the Planning Board opened the meeting at 7:00 p.m. Members present were Raymond Blanchette, Art Karcher, Richard Pasquini, Fred Frodyma, John Ibsen and George Dugovic. Also present were Jim Allaire CEO, and Secretary Darcy Hobgood.

The minutes from the October 21, 2015 meeting were reviewed. A motion to approve the minutes as amended was made and seconded. All were in favor.

There was no new correspondence.

The board reviewed for Completeness Land Use Applications for both Angela Sanborn and Carl Baron.

Angela Sanborn has applied to convert the second floor of an existing barn into an apartment at 69 Waterboro Rd (Map 5, Lot 42-A). The property lies partly in the Resource Protection District. Angela met all the conditions for Completeness and was approved. A public hearing will be held on December 2, 2015 at 7:15 p.m. at the Town Hall.

Carl G Baron, represented by his son, Matthew C Baron, has applied for a permit to build a single family residence, Map 15, Lot 2-1, in the Resource Protection District. He also met all the conditions for Completeness and was approved. A public hearing will be held on December 2, 2015 at 7:35 p.m. at the Town Hall.

The board reviewed the budget for 2016. No changes were made.

Discussion of the proposed "Super Courthouse" followed. Although the location of the new courthouse has yet to be determined, possible impact on the Town warrants discussion. George estimates that the proposed courthouse could bring 1000 people to town daily, impacting traffic and perhaps making "satellite" businesses more attractive to developers. Impact on Planning Board budget was discussed.

The meeting was adjourned by Al Carlson at 8:30 p.m.

THE ALFRED PLANNING BOARD MINUTES OF REGULAR MEETING

December 2, 2015

Al Carlson Chairman of the Planning Board opened the meeting at 7:00 p.m. Members present were Raymond Blanchette, Art Karcher, Richard Pasquini, Fred Frodyma, John Ibsen and George Dugovic. Also present were Jim Allaire CEO, and Secretary Darcy Hobgood.

The minutes from the November 18, 2015 meeting were reviewed. George made a motion to approve the minutes as written. It was seconded by Raymond. All were in favor.

New correspondence:

Fred reviewed the Mandatory Shoreland Zoning Act. He noted that although we do not have to adopt the changes "word-for-word", whatever we do must be no less stringent than the state requirements. When asked if he felt there was anything that should be further restricted, Fred replied no. He encouraged everyone to review zoning ordinance §160-26. Discussion of removal and replacement of vegetation followed. Al requested that all members review the proposed changes and be prepared to discuss it further at the next meeting on December 16, 2015 prior to presenting it at the Annual Town Meeting in March, 2016.

Public Hearing, Sanborn:

The Public Hearing on the land use application submitted by Angela Sanborn to convert the second floor of an existing barn into an apartment at 69 Waterboro Rd (Map 5, Lot 42-A) commenced at 7:15. Angela was represented by her husband, Raymond Sanborn. The property lies partly in the Resource Protection District. There was discussion concerning the number of permitted uses pertaining to the property. Raymond said they plan to eliminate the fire wood and paving businesses on the lot. It was determined that the existing building would have no effect on the flood area. Performance standards were reviewed by Al and the Board concluded that the standards for this land use change had been met. There were no questions or comments from abutters. Art made a motion to approve the application with conditions and Fred seconded the motion. All voted in favor.

Based on the above discussion, the Alfred Planning Board voted to approve the application with the following conditions:

- Access to lot and off-street parking meet Alfred's zoning requirements.
- Septic design meets Alfred's zoning requirements.
- Permitted uses are limited to four. The fire wood business and paving business will be eliminated per Raymond Sanborn.

The Sanborn hearing adjourned at 7:30 p.m.

Discussion of Land Use Permit submitted by Robert Champagne:

A copy of a deed submitted by Robert Champagne was distributed for review. CEO, Jim Allaire, suggested that as a condition of completeness, he would like to visit the site with a member of the DEP. Al suggested Mr. Champagne be contacted about the possibility of having a Review for Completeness at our next meeting on December 16, 2015.

Public Hearing, Baron:

The Public Hearing on the land use application submitted by Carl G Baron commenced at 7:35. Carl was represented by his son, Matthew C Baron. Carl G Baron has applied for a permit to build a single family residence at Map 15, Lot 2-1, in the Resource Protection District. Matthew provided a sketch of the site plan showing the proposed location of the house on the lot. Several abutters voiced concerns about lot size, right of ways and possible water problems. After thorough review of comments submitted by mail, and discussion of questions and concerns by abutters in attendance, the Board concluded that the standards of the Town's Zoning Ordinance had been met. Fred made a motion to approve the application, Art seconded the motion and all voted in favor with the following conditions:

- Access to lot and off-street parking meet Alfred's zoning requirements.
- Septic design meets Alfred's zoning requirements.
- All conditions of Alfred Zoning Code §160-96.1, "Special exceptions for new single-family residential structures in the Resource Protection District" are met.

Chairman Al Carlson adjourned meeting at 8:00

**MINUTES
ALFRED PLANNING BOARD
REGULAR MEETING and REVIEW FOR COMPLETENESS**

Wednesday, December 16, 2015

7:00 P.M

ALFRED TOWN HALL

ALFRED, MAINE

Al Carlson Chairman of the Planning Board opened the meeting at 7:00 p.m.

Members present: Al Carlson, Raymond Blanchette, Art Karcher, Richard Pasquini, Fred Frodyma, John Ibsen and George Dugovic.

Also present were Jim Allaire CEO, and Secretary Darcy Hobgood.

Review of minutes:

The minutes from the December 3, 2015 meeting were reviewed. Richard Pasquini made a motion to approve the minutes as amended. The motion was seconded and all voted in favor.

Review for Completeness, Robert Champagne:

The review for completeness of Robert Champagne's property, Map 4, Lot 6-30, commenced at 7:10. Robert Champagne has submitted an application for a land use permit for filling and earth moving of more than 100 cubic yards in the Shoreland District.

Mr. Champagne explained his request to add fill to his property at the corner of Route 202 and Bennett Rd which is bordered to the east by the Middle Branch of the Mousam River and therefore lies in the Resource Protection District-Floodplains. His ultimate plan for the property is to construct a combined commercial/residential building. After discussing concerns about the area to be filled and the amount of fill required, it was decided that the Planning Board would conduct a site walk at which a member of the DEP would be present. Mr. Champagne stated that he was not in a rush to act on the application and was not planning to start adding fill until spring. James Allaire, CEO, will contact the DEP and set up a date for the site walk.

Required information from the applicant was reviewed and deemed complete.

Correspondence:

A letter from SMPDC (Southern Maine Planning and Development Commission) to Selectman John Sylvester was discussed. The PB Secretary will contact SMPDC to clarify the number of hours of service to the Planning Board that is included in the annual dues.

Old Business:

- a) Discussion of the changes to be made to the Town of Alfred's zoning ordinance to be in compliance with the State DEP's Mandatory Shoreland Zoning Act:
The July 2015 draft of the Town of Alfred Zoning Ordinance Amendments per DEP's Revisions to Shoreland Zoning was reviewed and several grammatical changes were suggested. Fred Frodyma moved to adopt the ordinance as corrected and Ray Blanchette seconded the motion. All voted in favor. Al Carlson will contact SMPDC

with the changes and the PB Secretary will work with Joyce Wood, Selectmen's Secretary, to see that it is on the Annual Town Meeting warrant.

- b) Review of the discussion at the December 8, 2015 Informational Meeting concerning the proposed "Super Court":

Possible effect of the proposed "Super Court" on the Town's water supply and its potential to attract additional businesses to town were discussed.

Chairman Al Carlson adjourned the meeting at 8:05 p.m.