

Town of Glenburn
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Planning Board Minutes
Tuesday, July 9, 2024

PUBLIC HEARING

[PB024-08] To hear testimony and receive public comment on a request from Sandra Spiller and the Linda Boyle Nature Center, Inc. for a Land Use Permit to develop and operate an environmentally based forestry preschool for a maximum of 49 preschoolers ages 3 to 5. The property is located at 883 Pushaw Road, Glenburn Tax Map 11/Lot 15.

Meeting was opened by Brenda Moody, Chairperson, and immediately turned to Roger Huber, the town attorney, who addressed the application on Sandra Spiller and the Linda Boyle Nature Center, Inc. He stated that the Code Enforcement Officer found the application incomplete this morning. At this time the public hearing and review will be pulled from the agenda for the evening.

[PB024-07] To hear testimony and receive public comment on a request from David Carson for a subdivision revision to a previously approved plan by creating additional lots and dwelling units. The property is located on the corner of Ohio Street and McCarty Road, Glenburn Tax Map 9/Lot 55.

Randy Bragg from Carpenter Associates came to the podium to address council, on behalf of David Carson, on Preliminary Review for the subdivision plans located on the corner of Ohio Street and McCarty Road, Glenburn Tax Map 9/Lot 55. The original plan was approved back in 1996, with eleven lots in total. The new subdivision plan would have six lots, intended for individual residential lots, and the remainder of the lot would become 12 duplex houses. Bragg addressed the wetlands located on this 36.6-acre lot, stating that they would only develop the front portion of the lot, leaving the wetlands located towards the back unaffected. The subdivision will be on a private road, and each duplex will have a garage and parking space for two vehicles, so there will be no need for street parking. There will be a maintenance shed for tools, lawncare materials, and storage. Bragg stated the Glenburn Fire Department has requested a breakthrough gate be located on the property.

No one chose to address planning board with any other questions or concerns. Public hearing was closed 6:35PM

PLANNING BOARD MEETING

ROLL CALL

Present were regular members Brenda Moody, Sharon Nason, Theresa Porter, Ed Goodwin, and Wayne McClay. Associate member Thomas Wolf was also present.

Wayne McClay motioned to accept June 4, 2024 minutes as written. The motion was seconded by Ed Goodwin. Unanimous vote by the board.

AGENDA [PB024-07] David Carson request for a Preliminary Review for a subdivision revision to a previously approved plan by creating additional lots and dwelling units. The property is located on the corner of Ohio Street and McCarty Road, Glenburn Tax Map 9/Lot 55.

Jordan McLaughlin, Code Enforcement Officer, questioned the plan for trash pickup. Carson stated he will have dumpster. He brought up the minimal cost the subdivision will be for the town. Due to the road being private, he will oversee trash pickup, plowing, and mowing. The duplexes are targeted for tenants ages 55 and older. Carson is not predicting a large turnover in his renters.

Moody stated she did not believe they needed to do a site review for the permit, as the planning board is all familiar with that location. Ed Goodwin motioned to forgo the site visit and Wayne McClay seconded. Unanimous vote from the board. McLaughlin brought up fire departments concern for gate access, and stated the normal practice is having a knox box. Bragg said they have plans with the department in motion. The second concern was the fire tank. Bragg stated that the site will have a 10–20-thousand-gallon water tank readily available for the department to use. It will be placed at the entrance. Theresa Porter motioned to accept the subdivision application plan as complete. Sharon Nason Seconded. Unanimous vote by the planning board.

Huber stated before granting approval the board needs to state any specific changes to the plan, or waivers, and performance guarantees. The board and applicant had none.

Ed Goodwin motioned to approve the preliminary plan, and Sharon Nason seconded. Unanimous vote by the planning board.

Bragg requested for the planning board to approve final application tonight. After discussion between the planning board and town attorney on if this was allowed to be approved in the same night as the preliminary plan, they decided to proceed.

Moody started discussion on Article 8- Review Criteria, Performance Standards & Design Guidelines.

8.1 Pollution- Bragg explained the project will not produce any pollution or waste. There will be wells and on-site septic, that will be inspected by code enforcement as needed. The project is above sea level, and not in a flood plain. Road is consigned.

8.2 Sufficient Water- Bragg stated it's a residential zone, water requirement is 90 Gallons a day. The wells will suffice.

8.3 Municipal Water Supply- Not applicable

8.4 Erosion- Contractor followed guidelines written by DEP. Resulting in no erosion.

8.5 Traffic Conditions- The hourly trips will be estimated small, having no effect on peak traffic times in Glenburn. There will be no chance of street parking as plenty of parking provided location is provided on site for residents.

8.6 Sewage Disposal- The septic design was provided to the code enforcement office. Septic is on site. McLaughlin will approve design before issuing the building permit.

8.7 Municipal Solid Waste- Carson proposed a dumpster on site. McLaughlin stated where this was not proposed in the original plan, then this will be a condition for the final approval.

8.8 Aesthetic, Cultural and Natural Values- The contractor did research this criterion by contacting Inland Fisheries and Wildlife and found no issues building subdivision. Ten acres of wetlands will remain natural.

8.9 Conformity with Local Ordinances and Plans- Standards are met.

8.10 Financial and Technical Capacity- A bank statement was provided in their packet.

8.11 Surface Waters- Contractor has no runoff discharge concerns.

8.12 Ground Water- The proposed plan meets town ordinance requirements with the wells being drilled.

8.13 Flood Areas- Not applicable

8.14 Freshwater Wetlands- Wetlands are located on the back portion of the 36+ acre lot and not in proximity to duplex plans.

8.15 River, Stream or Brook- There is one small stream on the property, again not within proximity to building plans.

8.16 Storm Water Management- DEP standards are met.

8.17 Spaghetti Lots Prohibited- Not applicable.

8.18 Lake Phosphorus Concentration- Not applicable.

8.19 Impact on Adjoining Municipality- Not applicable.

Theresa Porter motioned she found positive findings on the plan meeting criteria and performance stands with the conditions of the applicant providing a dumpster on site, and the balance of fees being paid. Sharon Nason seconded the motion. Unanimous vote by the board.

Huber brought attention to Section 13.2, a revised subdivision plan shall indicate that it is a revision of an original plan and needs to include the original book and page reference in their records. The original plan from 1996 had two lots that were included in the subdivision but were sold off individually before Carson purchased the property. They will not be a part of the current division plans. Once the final plan is approved the applicant is required to file with the registry of deeds within 60 days.

The board continued to discussion on Article 10- Dwelling Unit Subdivision Criteria.

10.1 Utilization of Site- Plenty of acreage, lot size adjustments have been made.

10.2 Traffic Access and Parking- There is a garage for each unit and space for two cars in the driveways.

10.3 Internal Vehicular Circulation- The road is designed to town standards, with a shoulder as well.

10.4 Parking Layout and Design- Ample parking for tenants

10.5 Pedestrian Circulation- Meets town standards.

10.6 Utilities- Buildings will only be drawing power. All other utilities are on site management.

10.7 Exterior Lighting- There will be ample lighting at this location, in multiple locations on the lot.

10.8 Buffering and Adjacent Uses- Plenty of buffering between both the buildings and the property line.

10.9 Noise- Only predicted noise will be during construction. Contractor will follow town ordinance.

10.10 Storage of Materials- Utility shed on site.

10.11 Landscaping- Carson will keep natural vegetation, possibly add shrubbery in front of duplexes. Tenants will be allowed to plant.

10.12 Building Scale- Not affecting the neighborhood.

Ed Goodwin motioned the project satisfies Article 10 Dwelling Unit Subdivision Criteria. Theresa Porter seconded. Unanimous vote by the board.

Ed Goodwin made a motion to accept the final plan with conditions outlined. Wayne McClay seconded. Unanimous vote by the board.

Revision of Morison Estates Subdivision was approved by the planning board.

PLANNING BOARD ITEMS

No items

CEO ITEMS

No items

ADJOURNMENT

Theresa Porter made a motion to adjourn at 7:43PM. Seconded by Ed Goodwin. Unanimous vote by the board.