

OGUNQUIT PLANNING BOARD
SITE VISIT
MAY 6, 2013

A. CALL TO ORDER – 5:00 p.m.

B. SITE INSPECTION –

**BUILDERS OF OGUNQUIT / JOHN MIXON – 5 Bourne Lane – Map 5
Block 35-A – Subdivision Sketch Plan - Application to develop a seven (7)
unit condominium/subdivision.**

Mr. Simpson called the Roll:

Planning Board Members Present: Don Simpson, Chair
Rich Yurko, Vice Chair
Craig Capone
Jackie Bevins
Mark Renaud

Also Present:

John Mixon, Applicant
Rich Licht, Applicant's Representative
Doug Mayer, Conservation Commission
Numerous abutters and other interested parties.

Mr. Simpson noted that this site visit was not a Public Hearing and that no questions from the public would be responded to at this time. Questions may be submitted, in writing, through the Land Use Office, and will be responded to at the next Planning Board Meeting.

Rich Licht, Engineer for Licht Environmental Design, and representative for the Applicant, summarized that the basic layout for the proposed roadway and buildings had been flagged. He noted that they would begin the Site Walk at the Bourne Lane entrance to the property.

At the property entrance Mr. Licht pointed out where everything in the proposed development would be located. He noted that one issue was the access point. The applicant has a twenty foot access and utility easement. He noted that they have not held a formal survey yet so all measurements are close estimates at this point.

Mr. Yurko asked if the Applicant intends to utilize the entire width of the driveway.

Mr. Licht responded that this is their plan and that they are in active discussions with the Playhouse. He noted that this would benefit everyone.

Mr. Mixon added that they will prove first that they can do it with the twenty feet however a wider entranceway would be safer.

Mr. Licht stated that he has demonstrated on paper that they can make the radius. He added that many Town streets are not more than twenty feet.

Mr. Simpson responded that just because other streets in town don't meet requirements doesn't mean that this project will not have to.

Ms. Bevins stated that the deed says fifteen feet, not twenty.

Mr. Mixon disagreed. He added that he would like to coordinate with the Barn Gallery and the Playhouse so that everyone will have twenty feet all the way down the right-of-way.

Mr. Licht noted that the fence is approximately where the property line is located. He also pointed out the placement of pins marking the various points of interest: property lines, turns, roadway centerline, etc.

Mr. Licht noted that current access is approximately nine (9) feet and the applicant proposes widening it to twenty-two (22) to twenty-four (24) feet.

Mr. Licht stated that they intend to maintain as much of the vegetation as possible for buffering along the property lines. He again noted that this is a Sketch Plan" and is not the final plan.

Mr. Licht pointed out the flagging noting the four corners of each proposed dwelling unit as well as the centerline for the loop roadway. He noted that most of the existing structures will be removed with the exception of the summer porch/house which will be retained as residents meeting space.

Mr. Mixon pointed out the location of the memorial gardens.

Mr. Yurko summarized that the layout is in the shape of a donut with the houses on the outside of the loop road and a memorial/garden in the center. He asked if the applicant would consider moving the houses to the inside of the loop road.

Mr. Licht responded that they would look at that.

Ms. Bevins asked about the buffer.

Mr. Mixon responded that there is no requirement for a buffer between residential to residential properties; however they intend to maintain a buffer anyway.

Mr. Feldman reiterated Mr. Yurko's comments about the rearrangement of the houses.

Mr. Licht responded that this arrangement would dramatically increase the impervious surface coverage.

Mr. Mixon added that it would also make it difficult to maintain thirty feet between the dwellings.

Mr. Simpson asked how many square feet each unit would be.

Mr. Mixon responded that they haven't been designed yet but he anticipates they will be about forty by forty (40'x40') feet approximately 1800 square feet. He noted that they will all be slightly different.

Mr. Licht pointed out that the houses will be 30 to 40 feet apart which is not out of scale with density in the area. He noted that one of the houses may be shifted in order to save a particularly beautiful birch tree. It is their intention to include some sort of drainage feature such as: a rain garden, or underdrain filter bed, a stormwater treatment area.

Mr. Mixon reiterated that the houses will not be identical.

Mr. Licht added that the infrastructure will be put in first. Under the Condominium Law there are restrictions as to whether they cull out the specific unit locations or they create unit areas on the plat.

Mr. Yurko expressed concern that without accurate designs the Board won't know what the final development will look like.

Mr. Licht showed everyone the drainage from Shore Road at the back of the property. It does not meet the definition of a "stream" however the Applicant will have a biologist (Leon Blood) look at it. The drainage eventually empties into the Josias River. He stated that the existing drainage pipe will be removed and tied into the proposed drainage system.

Mr. Licht noted that the existing house is on septic which will be removed. It is their intention to bring in a full water main with a hydrant for the Fire Department. The existing septic system will be removed which does not require DEP oversight.

Mr. Mayer, from the Ogunquit Conservation Commission, asked if this property is considered to be a legally nonconforming lot.

Mr. Licht agreed it was legally nonconforming due to frontage.

Mr. Mayer asked if the proposed project would be a single lot multi family condominium development.

Mr. Licht responded that it is not multi family. It is considered to be one lot.

Mr. Mayer asked if the Commission might obtain current square footage of impervious surface so that they may compare it to proposed impervious surface coverage.

Mr. Licht agreed that this would be included in the Storm Water Study.

Mr. Simpson asked if the loop road would be paved.

Mr. Mixon responded that the Fire Chief prefers paving; he (Mr. Mixon) would rather use the gravel. He added that the caretaker told him that there is paving under the existing gravel.

Fire Chief O'Brien confirmed that he would like a paved surface but he doesn't care if it is covered with gravel.

Mr. Licht confirmed that by DEP standards the gravel is considered to be impervious just like paving.

C. ADJOURNMENT –

**Mr. Yurko Moved to Adjourn at 5:57 p.m.
YURKO/RENAUD 5/0 UNANIMOUS**

Respectfully Submitted

Maryann L Stacy
Maryann Stacy
Recording Secretary

Approved as Submitted on May 13, 2013