



CITY OF GARDINER

PLANNING BOARD

Gardiner Planning Board
City of Gardiner, Maine

March 22, 2005
Regular Meeting 6:00 PM

ROLL CALL

Present: Pat Hart James Montell Deborah Willis Pamela Mitchel
Edward Lawrence

Absent: Allie Vigue Bob Moody, Alternate

Also Present: Barbara McPheters, Code Enforcement Officer (CEO)
Dorothy Morang, Planning Board Recording Secretary

Eugene Thayer Rebecca L. Thayer Nick Beaulieu

1.) Deborah Willis called the meeting to order at 6:11 PM.

Pam Mitchel made a motion to appoint Pat Hart as Acting Chair. Deborah Willis seconded the motion.

Vote: 5 in favor. 0 opposed. Motion passed.

2.) Roll call taken.

3.) Deborah Willis made a motion to accept the February 16, 2005 minutes as written. Pam Mitchel seconded the motion.

Vote: 5 in favor. 0 opposed. Motion passed.

Acting Chair Hart read item 4 from the Agenda.

PUBLIC HEARING – Subdivision Application Completeness Review

4.) Nicholas J. Beaulieu, Applicant, is seeking a subdivision application completeness review approval of a six (6) lot subdivision named Longwood Drive Estates Subdivision at 787 Brunswick Avenue on City Tax Map 16 Lot 7 in the Residential Growth/Shoreland (RG/SL) Districts.

Acting Chair Hart asked the Board Members if any one of them feels that they cannot avoid the appearance of impropriety with respect to this Application. Ed Lawrence disclosed the fact that he had performed a good portion of the work for the Applicant and would excuse himself from the Board relative to this application.

Acting Chair Pat Hart asked the Applicant to introduce himself and tell them about the Application.

Nick Beaulieu described his proposed subdivision project as intending to have a country atmosphere. Each landowner would have access to an area with access to the water for picnics, ball games, etc. This is a six-lot subdivision named Longwood Drive Estates. There are existing dirt roads. They intend to use existing power lines and roads and there will be very little cutting of vegetation. There is currently an easement that allows owners the right of way from Brunswick Road to their lots. They plan to improve the road with a gravel base topped with stone dust.

6:23 PM meeting opened to public.

Gene Thayer, who owns property on the stream, asked how the access would change. Nick explained that it would eliminate the curve and allow him to go straight through. Gene said he had no objections to the project.

6:24 PM Public Hearing was closed.

Acting Chair Hart asked the CEO if she had any comments before they began to review the Application for completeness.

Barbara McPheters, CEO, indicated that she would like to discuss with the Board a way to streamline this process. With the new timeline for submission of applications, Barbara has time to go over the application and work with the applicant to obtain missing data. She suggests that the Application Completeness Review and the Preliminary Plan Review could be combined in certain cases if it were advertised that way. They would have to look at each application case by case.

Board members reviewed each of the Application requirements and the Applicant's submissions:

Preliminary Plan

1. Submissions

a, 1-4 ok

b-d ok, no deed restrictions on lot

e-f ok

g the City will provide data to the Director of Public Services who will review the Application and generate a letter covering all public services

h 1. n/a; 2. need to identify test pits

i.-j see g

2. Map:

- a Applicant will get two more copies or ask for waiver
- b-c ok
- d Applicant will put map/lot on map
- e Applicant will include date on map
- f ok
- g n/a, subdivision not in flood plain although some of parcel is
- h-m ok
- n-o n/a
- p Ed described planned ditching and road surface. Will add information to map
- q n/a
- r ok
- s n/a
- t ok, no need for sidewalk
- u-y ok, Gene Thayer indicated that years ago there were plans to build a campground on the parcel and that is why there are dirt road throughout.
- z, aa-gg ok

Nick said that the two low spots on the drawing indicate where the water can go. He also mentioned that he has his Road Entrance Permit from Maine Department of Transportation (MDOT). He said that he would ask for a waiver to place pins with caps instead of granite monuments. Board members agreed with Nick on this.

Pam Mitchel made a motion that the Application be accepted as complete with the addition of the waiver of the three prints, the letter from Public Services and the Map and Lot be included on the map. Deborah Willis seconded to the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

Board members scheduled a site walk to the property on April 4, 2005 at 5:00 PM.

OTHER BUSINESS

The Board agrees with the CEO that the Application Completeness Review and Preliminary Plan Review could be combined in many cases. Nick indicated that it would be better for the contractors also who often are working with deadlines for construction.

The CEO noted that there would probably be 4 items on the agenda in April, this preliminary plan, a re-subdivision, a shoreland permit and Associated Grocer's expansion.

5.) Adjourn

Pam Mitchel made a motion to adjourn. Deborah Willis seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

Adjourned 7:15 PM