



City of Westbrook

DEPARTMENT OF PLANNING

WESTBROOK PLANNING BOARD TUESDAY, December 4, 2012, 7:00 P.M. WESTBROOK HIGH SCHOOL, ROOM 114 MINUTES

Present: Ed Reidman, (Ward 5), Rene Daniel (Vice-Chair) (Ward 1), Rebecca Dillon (Alternate), Joseph Marden (Ward 3), Dennis Isherwood (Ward 2), Cory Fleming (Ward 4), Greg Blake (At Large)

Absent: Michael Taylor (At Large), (Chair), Robin Tannenbaum (Alternate)

Staff: Molly Just, Richard Gouzie

Chairman Ed Reidman called the Westbrook Planning Board meeting to order at 7:00 p.m. in Room 114 of the Westbrook High School.

MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY. A COMPLETE RECORDING MAY BE OBTAINED BY CONTACTING ENGINEERING, PLANNING AND CODE ENFORCEMENT at 207-854-9105 ext. 220 and lgain@westbrook.me.us.

1. Call to Order

Ed Reidman under new business, can I have a motion to recess into workshop?

Rene Daniel moved to workshop

2nd by Cory Fleming

The vote was unanimous 7-0

New Business

2. Recess to Workshop

Workshop: Note – Public comment will be accepted during workshop.

Ed Reidman the reason we go into workshop is because the Public can speak in workshop. The regular meeting they cannot unless it is a Public Hearing.

Workshop

- 3. Sketch Plan – Knight Garden Estate – Methodist Road – Sebago Technics on behalf of DWN Asset Management for review of a 4-lot cluster residential subdivision on 4 acres with the remaining 24 acres of land preserved as open space. Tax Map: 17, Lot 23, Zone: Rural District.**

Ed Reidman in my packet, I have a copy of someone's concerns. Do you have a copy of that?

** Editors Note Audience member noted no.

Ed Reidman you can have my copy as we are not acting on it tonight and this is not a Public Hearing.

Steven Groves with Sebago Technics on behalf of Wayne Nelson discussed aspects of a four (4) lot subdivision with twenty (20) some acres of open space. This is one of the goals in the Rural District is to preserve land for open space that is used for recreation, snowmobilers and hikers and what not.

Again this is in the rural area and will be served with public water and onsite septic, close to 40,000 square feet for the onsite septic. The road drops off topography from the Methodist Road about a twelve percent (12%) grade. We are asking for a waiver so the road grade will be closely... It will still have a 2% grade going into Methodist Road and a 3% grade where the driveways are and a short section that is 10% going up the road.

The stormwater will be collected in ditches for the most part and we have a lot of drainage buffers for treatment, so most of the drainage from the site will go into ditches and outlet into forested buffers that will be protected by deeds.

We looked at the site distance on Methodist Road... The site distance is a 35 mile an hour road, so that meets the criteria for site distance. One lot will be accessed from Methodist Road. We looked at moving the storm drain over... there is a culvert right here that crosses to Mill Brook ...

**Editors Note – explanation inaudible.

Steven Groves with Sebago Technics we are looking for an easement from the Town to do such maintenance down through there.

The road is approximately four hundred and fifty (450') feet, twenty (20') feet wide and will be paved. The wetlands on the site are preserved through drainage easements. There is a small wetland back here. That is the only wetland impact we have.

Can I answer any questions?

Ed Reidman questions from the Board? The purpose of a sketch plan coming before the Board is so the Board can take a look at it, possibly make suggestions to you and to the developer. That way you have a chance to evaluate it.

We are in workshop that means the Public can speak if you care to. The other item we have is a letter from Ruth Knight on Methodist Road which I am going to give a copy to the developer to review and to give them a chance to answer the concerns when they come back before the Board again.

Mr. Gouzie do you review the plans to make sure they are in compliance with Zoning Ordinance?

Richard Gouzie yes

Ed Reidman on the general notes as we usually require, it says one dwelling per 40,000 square feet. Is that... the front lot on Methodist Road is only 30,000 square feet.

Richard Gouzie that is part of the clustering.

Ed Reidman the other thing I noticed looking at the plans, I did not see dimensions with regards to the properties.

Steven Groves with Sebago Technics, yes in Sketch Plan we did not want to put meets and bounds until we were farther along.

Ed Reidman all the utilities will be underground served off of Methodist Road?

Steven Groves with Sebago Technics yes, I think there is a twelve (12") inch water main and we are trying to run individual serves to each lot. There is only one that we will be crossing over oil line and we have contacted Portland Pipe Line and they are aware. It works out well that we are coming down off of Methodist Road and will have about four (4') feet of fill, so we will only have to dig down about a foot for the water lines. They want four (4') feet above that because of the steepness, it works out really well and do not foresee any issues crossing the oil line.

Ed Reidman since we are in workshop session, we can not vote in any way on the project. I heard you say that you were ultimately going to ask for a waiver on the grade of road.

Steven Groves with Sebago Technics, it goes from eight (8%) percent, that is what the Ordinance calls for, we are asking to go to 10%, that actual topography is 12%.

Toni Dickson 800 Methodist Road, I have two concerns and one of them is the traffic. Is there going to be a traffic study done on this road? My other concern is that we have been there since 1998 and since 1998 we have had seven (7) accidents in front of our house, approximately where the drainage ditch is. It happens pretty much cresting the hill. We do not know the reason why, it has been random, but there has been seven accidents.

The other issue is in the three (3) months of Spring the land behind our house and our neighbors and our neighbor beside us gets a lot of water runoff and the ditch that is beside our driveway now, goes underneath Methodist Road to the land of the development, it pours water for a good three (3) months in the Spring. It is a lot of water. All the land that is high on this area of the ridge all the water is draining towards that development. It only has this area that is drains and then towards the drainage to Windham on the other side.

Ed Reidman the purpose of this meeting is for you to express your concerns. The developer, his agent and staff will look into that.

Rene Daniel Mr. Gouzie, what is the pitch of Presidential View's road?

Richard Gouzie I do not know, that was approved before I came here.

Ed Reidman do you know where the Marriot is in South Portland? That road is 10%.

Rene Daniel they are asking for a waiver to go from an eight (8) to a ten (10)?

Ed Reidman yes

Wayne Nelson DWN Asset Management, you may remember I did Cobb Farm Estates. Both areas of incline are at 8% grade, so that gives you a feel for 8% vs. 10%. To put it in understandable terms for every one hundred (*100) feet there is a two (2) foot drop greater than what the 8% is. The purpose would be, we could do it at 8%, but what happens is that will extend out that takes the Plato of the driveway area and tend to make it dealing with more of a rise on the driveway. Our goal is when we get to the natural plato that exists is to have flatter, easier access to get in and out of their properties. This lot would have a steeper drive.

Steven Groves with Sebago Technics, higher banks

Wayne Nelson DWN Asset Management, if I could take a moment to talk about the drainage that Steve did. I have actually had a discussion with the City Engineer as part of this and our intention is to replace the culvert, check the sizing where it crosses and then as we have proposed, to pipe that and put it in manhole structures, so it is accessible, contained and forever serviceable. We will look at the flow and make sure what goes under Methodist Road presently is sized large enough. I believe it is a fifteen (15") inch corrugated, if we went to a fifteen (15") inch smooth, we could greatly increase the amount of water movement without changing the sizing. We are aware of the drainage needs; we will plan for it and address it as required.

Ed Reidman do you envision that we will have a Public Hearing? We can not vote on that tonight, but the chairman has the right to schedule a Public Hearing. It is an indication that the Board wants to have a Public Hearing so once the plans are ready, I will speak with the Planner and schedule a Public Hearing.

Molly Just the application has not been submitted so I could not guess.

Ed Reidman next year sometime. Somewhere in there do you want to take a site walk when the Plans are ready? The Board indicates yes, so I will schedule a Site Walk on some Saturday out on the site and we will notify you when that is.

Ed Reidman any other comments?

Greg Blake the probable trail relocation? Have you had discussions with the Snowmobile club yet?

Wayne Nelson I have spoken with them. I am willing to relocate the trail for your access and allow us to use the property as we deem necessary, being mindful for them to have access.

Toni Dickson 800 Methodist Road, will you be granting a right of way through the property?

Wayne Nelson yes

Rebecca Dillon as you get to the point that you develop each of these lots and you know what your building footprint is, do you then go back to your Engineer and have then engineer help with the grading specifically for that building footprint?

Wayne Nelson typically what we have done in the past is we work with the existing elevations that are there and I work with the Engineer and we come up with a building envelope of approximate size and proposed elevations.

One of the things that I will tell you after doing seventeen (17) homes in Cobb Farm Estates; you have 200' feet of elevation in the project. Each lot individually will speak to me as to the final grades whether a daylight basement or what aspect it may be, all the while ensuring that drainage works properly and cellar drains work and basements stay dry. Individually, unfortunately until we have an exact house we do not have an exact template. We have a really good guide but we do not have an exact template.

I am the builder, the developer and real estate broker, so I wear all of those hats, I am involved with decisions of grades and elevations and all of that, so I guess there is no easy answer but we take that into consideration when we walk with the client, site the house and elevations and talk about what our vision is and try to see what will work best.

Rebecca Dillon I only ask because as I drive through Cobb Farm quite often and some of those buildings I cringe when I look at the grading and I can not help but think that they must have water issues.

Wayne Nelson they do not.

Rebecca Dillon maybe they do not but I look at some of the buildings and do not know why some of those even sold to be honest because the grading looks like it is set up... and I can see that lot two being in that exact situation coming down at the bottom of the slope. I just wonder if having an Engineer at that high level may help.

Wayne Nelson we have had no issues and I take a great deal of care in making sure when the road was built there were berms, things to make sure that there were not driveway issues. This is the fourth subdivision that I have done and I work closely with the City Engineer and the Building Department, I do not want the calls or headaches any more then they do. I do not want to be the guy that they dread seeing come through the door, so I am going to take extraordinary means to avoid that possibility.

Steven Groves with Sebago Technics, most of that lots will have drainage relief as wetlands in behind will flow back to that area or to the ditch in front of their lots.

Ed Reidman does the Staff have anything?

Molly Just Mrs. Knight has asked that I read her e-mail correspondence.

Ed Reidman go ahead

Molly Just the e-mail was sent to Councilor Mike Sanphy, the Ward Five Council Member:

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Molly Just

From: M Sanphy [msanphy@myfairpoint.net]

Sent: Friday, November 30, 2012 12:38 PM

To: Molly Just

Hi Molly, I got this e-mail from Ruth Knight of 777 Methodist Road, she is also going to call you sometime next week about these concerns.

Mrs. Knight can be contacted at 854-2990 if you want to talk with her before she calls you. Thanks, Mike

HI MIKE,

I JUST GOT A CARD FROM THE PLANNING BOARD OF WESTBROOK. IN REGARDS TO THE KNIGHT DEVELOPEMENT NEXT TO ME.

I AM WORRIED ABOUT THE BLIND HILL AND MORE ACCIDENTS. NOT SURE I CAN GO. CAN I SEND A LETTER OR E-MAIL STATING MY CONCERNS. ALSO, CAN I ASK FOR MAP OF WHERE THE ROAD WILL BE AND SITES FOR THE HOUSES?

IN THE LAST FEW YEARS WE HAD FOUR ACCIDENTS, ONE IN MY DRIVEWAY THAT TOOK OFF A TELEPHONE POLE AND MY MAILBOX.

ALSO, WILL THEY HAVE MORE THEN ONE MEETING.

JUST THOUGHT YOU WOULD KNOW.

THANKS, RUTH KNIGHT

11/30/2012

Ed Reidman with regard 7 accidents in the period that you have lived there, that is not a high accident location. It is to you because it is happening when you see it. A high accident period is two or three accidents in a single year period.

Toni Dickson 800 Methodist Road, all in the front yard

Ed Reidman but the State considers that less than normal. The Engineer has already said the site distance is adequate for the road speed. If the road speed is higher than what the road speed is posted, that is a Policing issue, an enforcement issue. I will admit driving on Methodist Road it can be easy to put the hammer down, but as I have gotten older, I drive a little slower.

Anything else?

1. Adjourn

*Respectfully submitted by Linda Gain PECE Administrative Assistant
THANK YOU*