

NORTH HAVEN PLANNING BOARD

MINUTES

March 11, 2020 5:00 PM

Town Office

Present: Pat Curtis, Jeff Crawford, Jamien Shields, Zeb Campbell
Melissa Lattimer, Tammy Brown (associate CEO), Paul Quinn (CEO)

Guests: Thomas Fowler, Sam Hallowell

1. Call to Order 5:03pm

2. Approve Minutes of Feb. 12, 2020

Jeff made a motion to approve the minutes of February 12. Seconded by Zeb. Approved 5-0

3. Presentation and Review of the NH Sustainable Housing Subdivision Preliminary Plan

Thomas Fowler and Sam Hallowell presented the Preliminary Plan for North Haven Sustainable Housing's South Shore Road housing development. All Preliminary Plan documents submitted by NHSH are attached to these minutes.

NHSH presented the board with appropriate maps and content as specified in Article 6.2.A., and 6.2.B. of the North Haven Subdivision Ordinance.

Article 6.2.C of the North Haven Subdivision Ordinance requests the following submissions:

1. ***A high-intensity soil survey by a registered soil scientist.***
NHSH completed a test boring program, which adequately shows that the soils on site can support this residential development.
2. ***Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.***
Proposed subdivision map contours are shown at a 2' interval of the entire site, and at a 1' interval within the roadway.
3. ***A Hydrogeologic assessment.***
 - a. ***A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and/or any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant***

Sand and Gravel Aquifers," by the Maine Geological Survey, 1998, File No. 98-138, 144 and 147; or the subdivision has an average density of more than one dwelling unit per 100,000 square feet.

The proposed subdivision is not located over a sand and gravel aquifer.

- b. The Board may require a hydrogeologic assessment in other cases where site considerations or development design indicate greater potential of adverse impacts on groundwater quality. These cases include but are not limited to extensive areas of shallow to bedrock soils; or cluster developments in which the average density is less than one dwelling unit per 100,000 square feet but the density of the developed portion is in excess of one dwelling unit per 80,000 square feet; and proposed use of shared or common subsurface wastewater disposal systems. The hydrogeologic assessment shall be conducted in accordance with the provisions of Section 10.9 below.***

The applicant performed a hydrogeologic assessment (see Preliminary Plan documents attached to these minutes. The assessment was performed by S.W. Cole, an engineering firm in Portland, Maine. They concluded that water quantity needs for the proposed subdivision are well-exceeded, and that there would be no adverse effect on wells of adjacent properties. From their report: 5,637 gallons of water per day available, with demand being 1,620 gallons per day for 5 house lots. S.W. Cole also determined that the quality of the water is also good.

- 4. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours. Trip generation rates used shall be taken from the most recent available edition of the Trip Generation Manual, published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.***

NHSH used the ITE Trip Generation Manual to estimate a daily trip rate for single-family detached housing. Total estimated vehicular trips per day would be 57, or approximately 30 trips in and out.

- 1. Traffic Impact Analysis. For subdivisions involving 28 or more parking spaces or projected to generate more than 140 vehicle trips per day, a traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering, shall be***

submitted. The analysis shall indicate the expected average daily vehicular trips, peak-hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the desired level of service on the affected streets.

This is not applicable to the proposed subdivision.

In addition to the presentation of the Preliminary Plan for their South Shore Road development, NHSH requested two waivers:

-A waiver for high intensity soil survey for the Preliminary Plan, as they have provided a thorough soil survey that demonstrates adequate soils that will support their development. Additionally, NHSH has provided adequate research on septic sites.

-A waiver for producing a stormwater management plan in their Final Plan Presentation, since this project will not disturb more than an acre, nor will it create an acre of impervious surface. The roadway as proposed creates less than ½ acre of impervious surface. The Maine DEP would not require a stormwater plan based on this.

NHSH Asked if section 10.14 would imply that only a single family dwelling unit would be subject to the 50% clause, since they feel that one of the lots would have potential to be a duplex. The Planning Board will review the North Haven Subdivision Ordinance and advise NHSH on their findings.

a. Approve Preliminary Plan as Complete

Zeb made a motion to accept the submission of the preliminary plan as presented by North Haven Sustainable Housing for the South Shore Road Housing Development, and to approve the request for waivers for a high-intensity soil survey and a storm water management plan.

Seconded by Melissa. Approved 4-0, one abstention.

b. Set a Date for Public Hearing re Complete Application

Monday, March 30, at 4:30pm

c. Notifications Required

Notifications will be completed as laid out in the Subdivision Ordinance.

d. Other Business re: Preliminary Plan

Paul asked about how the Homeowner's Association will function. NHSH Executive Director, Sam Hallowell, replied that a Homeowners Association will go into effect once the first house has been sold. NHSH will also be a member of this Homeowner's Association and will continue to be a member until the last home has been sold, at which point the subdivision will become a self-governing entity.

4. CEO Report

New Permits Issued:

No New Permits Issued This Month

Pending Permit:

Christopher Pingree

Map 04 Lot 07A

Tearing down the boathouse and building a new one

Slightly different location

CEO has not seen a permit by rule for this

5. Other Business

Rick presented the PB with a second draft of proposed amendments to the Land Use Ordinance. The Planning Board discussed the changes. Rick suggested a joint meeting with the Select Board to discuss these amendments and the new Land Use Ordinance and how to move forward.

There is a Planning Board training workshop March 28th on Vinalhaven, from 9am-12noon.

6. Land Use/Shoreland Zoning Workshop Date

Wednesday March 25th, at 4:30pm, at the town office

7. Reminder: next meeting - April 8, 2020

8. Adjourn

Jeff made a motion to adjourn at 7:13pm, seconded by Zeb. Approved 5-0

Respectfully submitted,

Jamien Shields

