

Planning Board Meeting Minutes of 10-19-21

Board Members Present: Greg Cauldwell (Chair), Fred Webber, Garrett Murch, Jonathan Railo, Chad Dwelley.

Board Members Absent: Ron LaRue, David Sanders

Support Staff Present: Bill Butler (CEO), Alice Counts (Admin Asst), Jason Beckler (Fire Chief), Paul Crockett (Select Board Chair)

Applicants Present: Scott Horne(Owner/Contractor- Sadie's Restaurant), Andy Dunbar(Project Engineer-Sadie's Restaurant), John Archard (Camp Laurel), Dan Auclair (Owner-Dock Replacement)

Sadie's Restaurant Abutter's Present: Diane Lee, Peter Lee, Lidie Robbins, Thomas Ward, Jane Rogers, Judy Ferrell, Jennifer Dube, Bill Weiss, Betsy Weiss, Jenny Small, Charles E Wadleigh, Kiley DeHaven, Lori Putnam, Jeffrey Allen, Henry Gilman, Valerie Center

Call to Order. The meeting was called to order by PB Chair Cauldwell at 7:04PM.

Motion & Discussion on Accepting Minutes from 09-14-2021.

- Motion by PB Webber to accept minutes of 08-31-21 meeting. 2nd by PB Murch. Motion Carried, Vote was 5-0. **PASS**

Public Hearing

Sadie's Boathouse Restaurant

- Final Review Planning Board Site Review Application for Scott Horne to renovate a vacant store located at 16 Main Street into an 80-seat year-round restaurant
- Motion by PB Caulwell to Open Public Hearing, 2nd by PB Webber. Motion Carried. Vote was 5-0. **PASS**
- Andy Dunbar, Project Engineer – change in use from Grocery Store to 80-Seat Class A Restaurant with parking in back and side (4 spaces), handicap parking in front (3 spaces). No boundary changes.
- Concerns:
 - Jason Beckler (Fire Chief) –Access and clearance to Dry Hydrant on adjoining property? Yes.
 - Diane Lee –Excessive Lighting, Illumination during nighttime? Lights will be mounted on the building, directed downward and turned off after closing.
 - Peter Lee –Excessive Noise? The restaurant will only be open for dinner initially, possible lunch hours at a later date. Staff should be out by 10 or 11. Select Board has to renew liquor license yearly.
 - Diane Lee –Wine tasting? This is a possibility as well as a mini brewery. High end restaurant. Liquor sales closes when dining closes at 9.
 - Judy Ferrell –Property boundary issues at back corner been resolved? Yes
 - Valerie Center – Comment: See no issues, welcomes the restaurant.
 - Jennifer Dube – Attached Canopy or Deck? Existing deck.

- Jennifer Dube – Special dispensation for 4 holding tanks? What onus does the Town have to ensure Lake isn't affected? Holding tanks designed to accommodate the anticipated flow. Contract with pumper to maintain system, within the plumbing code. Approved by Bill Brown (Site Evaluator). CEO Andy Marble signed off Permit. Pumper required to inspect inside of tank each time it is pumped to ensure tank integrity. Tanks have tendency to float so, important to watch the time of day, time of year and the amount of contents when pumping to ensure this doesn't happen.
- Greg Cauldwell – Bottom of tank above high water mark? Tanks are 4 feet tall, high water mark is 333 ft, in June it was 328.3, so 1 foot below the bottom of the tank. Floodplain requirement for how to secure tanks if needed.
- John Archard – Comment: Ground water level causes the tanks to float.
- Jenny Small – Comment: Sadie's is great. Has every confidence that this place will be successful.
- Greg Cauldwell – Hours open for business? Dinner served year round, 5 or 6 days a week from 4:00pm-9:00pm. Possibility open for lunch once established in Mount Vernon.
- Lori Putnam –Holding Tanks above ground and distance to Lake? Parking lot material? Tanks are H2O loaded below ground level. Holding tanks 17-20 feet from water. Gravel and Stone Parking lot.
- Betsy Weiss: Runoff prevention? Lawn? Drive-up dock? Mostly sand and some salt for safety in certain conditions. Restaurant has dock permit to allow for docking.
- Betsy Weiss - Business on Great Pond has worked, however concern that Minnehonk Pond is much smaller. Contingency plan for holding tank breach? Holding tank breach, very rare. Tanks equipped with very loud alarms. Addressed immediately.
- Bill Weiss – Parking lot capacity? Ordinance calls for .3 car spaces per person equals 24 spaces as provided. Nearby overflow parking at Mason Lodge.
- Jason Beckler (Fire Chief) – Comment: Fire Department holding tank with alarm and no issues.
- Jennifer Dube – Outdoor dining? Small lake with wonderful eco system. Concern over paper blowing into lake. No plan for outdoor dining.
- Lori Putnam – How many boats can the dock accommodate? Mount Vernon dock ordinance is for a 6x30 ft dock which would be large enough to possibly fit 2 small boats.
- Judy Ferrell – Driveway Blocking. Please notify Scott Horne immediately if any driveways are blocked by patrons.
- Alice Counts –Overflow parking at Mason's Lodge? Yes per Fred Webber.
- Valerie Center – Comment: Mason lodge parking spaces not well marked.
- Bill Weiss – Traffic blockage during deliveries. Deliveries can be scheduled with front access.
- Betsy Weiss –Delivery service? Not at this time.
- Kiley DeHaven – Parking concerns. Overflow parking at Mason's lodge.
- Jennifer Dube – Pedestrian Safety? Employee parking? prepare for work? Owner will instruct employees to park in overflow parking at Mason's Lodge.
- Garrett Murch – Parking area cameras? Good idea for safety reasons.

- Fred Webber – Plans if more than 80 seat capacity? The Fire Marshall only allows for an 80 person capacity. If more shows up, they will have to be turned away and reservations taken.
- Greg Cauldwell – Comment: as issues arise, they will be addressed and resolved.
- Betsy Weiss – Donations to benefit the 30 Mile River Watershed? Open to this idea.
- Motion by PB Murch to Close the Public Hearing at 7:50. 2nd by PB Dwelley. Motion Carried, Vote was 5-0, **PASS**
- Motion by PB Webber to Approve Scott Horne's 80 seat year round restaurant 2nd by PB Railo. Motion Carried, Vote was 3-0. with one Abstention. **PASS**

Applications

Camp Laurel – New Parking Lot

- John Archard spoke on behalf of Camp Laurel regarding replacement/increase of one cabin by 340 sqft. Doesn't feel the need for a site plan review for every modification.
- CEO Butler stated that it was up to the Planning Board as this is an increase of 27% expansion instead of the 25% allowed.
- PB Dwelley mentioned that normal business is for all site plans to come before the Planning Board.
- PB Webber left the meeting.
- John Archard stated that this fell under 25% if you included the entire camp.
- CEO Butler agreed that the ordinance is poorly worded, but a lot of time can be saved if the Applicant goes through Code Enforcement first and then CEO Butler can flow it down to the Planning Board if needed.
- Motion by PB Murch to vote that no site plan review by the Planning Board is necessary, 2nd by PB Railo, Motion Carried, vote was 4-0. **PASS**
- PB Dwelley noted that we need clarification of this ordinance
- PB Cauldwell added the need for clarification of the dock issue also.
- CEO Butler stated he has been making a list of ordinance issues.
- SB Crockett stated the Select Board collects issue for the board members to deliberate. Docks have fairly restrictive ordinances for the town that need to be looked at.

Travis Mills Foundation

- Initial review of the site plan review application of Travis Mills Foundation to install a new parking lot, as noted in the application, on land located in Mount Vernon.
- Jeffrey Allen (AE Hodgdon) Presented the plans for the new parking lot which will be situated next to the Travis Mill foundation, on Mount Vernon property. There is an existing driveway. This lot will be contiguous to a Strong Water Treatment area.
- CEO Butler –Impacts to town road from storm water flow? Jeffrey Allen responded that there should be adequate capacity in the emergency spillway for a 25 year rated storm.

- CEO Butler – Fees of 309.20 have not been received yet. There will be additional fees for the Public Hearing notice and Abutters Notices. Permit fees were calculated at \$50 + .03 * 8640 sqft impervious area.
- Data Requirements – See attached Data Requirements Checklist

Auclair Application

- Review proposal by Dan and Judy Auclair to replace their existing dock at 350 Point Drive with a multi-configured dock.
- Old dock is 38 feet long. The new dock will be 38 feet long with a side extension of 10-12ft for Kayak and Paddle board if applicant can find a mfg that produces an 8 ft ramp, other wise it will be 10-12 feet long.
- CEO Bill stated that it can only be 4 ft in width, but can argue the side piece is for safety.
- Replacement of a non-conforming dock.
- Dock replacement is for handicap access.

Other Business

- CEO Butler – Donna Bruchy, Porcupine Ridge claims she had a waiver to allow the sale of her property without waiting the for 5 year period to expire. The original lot was 100 acres and passed down to 3 family relatives when Elinor Carnill McQueen Stienhilber passed away. There would have been a planning board review in May 2021. Need to check agendas to verify.
- Freedom of Information Act (FOIA) Training – The law has changed significantly by the Maine Legislature to allow for more transparent government. A copy of the high-lights of the training was forwarded to the Planning Board and Select Board members. Planning Board permits or approvals issued with conditions must include written findings of fact sufficient to support the conditions on the permit.
- SB Crockett to make a new Permit.
- Signing off on a drawing is considered signing the permit.

Future Schedule

- Next Meeting scheduled for a site visit on 10-24-21 at 8:30 at 350 Point Drive.
- Site Visit scheduled for 11-14-21 8:30am at Travis Mills Proposed Parking Area
- Next Planning Board Meeting scheduled for 11-16-21 7:00pm at Community Center.
- Alice Counts to post On-site Inspection.
- Alice Counts to publish newspaper notice and send out certified letters to all Abutters.
- Public Hearing for Auclair dock replacement on 12-21-21

Motion to Adjourn.

- Motion by PB Dwelley to adjourn at 9:45. 2nd by PB Rialo. Motion Carried, Vote was 4-0.
PASS