

LIMERICK PLANNING BOARD MINUTES - Approved 4/6/22

March 2, 2022

Aaron opened the meeting at 7:00 pm. Aaron and Dottie were present Laura, Greg and Wendy were on the telephone.

MINUTES:

Wendy motioned and Laura seconded the motion to approve the minutes for February 2, 2022.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes.

Route 5 and Foss Road:

Robert McSowley engineer for Sebago Technics went over the five items that were requested by Stan Hackett the code enforcement officer.

The board then took up the final approval for the Route 5 and Foss Road major subdivision.

7.2 Submissions

7.2.1 Location Map

The Preliminary Plan shall be accompanied by a Location Map drawn to a scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surroundings area. The Location Map shall show: 1. all the area within two thousand (2000) feet of any smaller area between the tract and all surrounding exit streets, provided any part of such a street used as part of the perimeter for the Location Map is at least five hundred (500) feet from any boundary of the proposed subdivision.

7.2.2 Preliminary Plan

The Preliminary Subdivision Plan shall be submitted in four (4) copies of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to scale of 1 inch equals not more than one hundred (100) feet, showing or accompanied by the following information:

Above information complete.

REVIEW:

1. Proposed subdivision name or identifying title and the name of the Municipality.

2. Name and address of the record owner, subdivider, and designer of Preliminary Plan.
3. Number of acres within the proposed subdivision location of property lines, existing easements, buildings, watercourses and other significant existing physical features.
4. The names of all subdivisions immediately adjacent and the names of owners of record of adjacent acreage.
5. The name of the designation of the Zoning District applicable to the area to be divided and any zoning boundaries affecting the subdivision.
6. The location and size of any existing sewers and water mains, culverts and drains on the property to be subdivided.
7. The width and location of any streets or other public ways or places shown upon the Official Map and the Comprehensive Plan, if any, within the area to be subdivided, and the width, location, grades, and street profiles of all streets or other public ways proposed by the subdivider.
8. Contour lines at intervals of not more than five (5) feet or at such intervals as the Planning Board may require, based on United States Geological Survey datum of existing grades where change of existing ground elevation will be five (5) feet or more.
9. A soils report and high intensity soils survey prepared and signed by a soil scientist registered in the State of Maine identifying the soils names and soils boundaries in the proposed subdivision.
10. Typical cross-sections of the proposed grading for roadways and sidewalks. All streets shall conform to the Town of Limerick Street Standards.

Aaron motioned and Dottie seconded the motion that all items number 1 through 10 were met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes.

11. Date, true north point and both a written and graphic scale.

Aaron motioned and Dottie seconded the motion that the applicant met this with a copy of the NCRS soils map.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

12. Deed description and map of survey of tract boundary made and certified by a registered land surveyor, tied into established reference points.

13. When connected to the district system is possible the developer shall install a complete water system, including mains, gates, valves, etc., consistent with the specifications and pipe size requirements of the water district. If an on-site water supply is proposed, the developer must submit materials which will reasonably satisfy the Planning Board that pertinent State and local specifications will be met.

Aaron motioned and Dottie seconded the motion that numbers 12 through 14 are met with the information provided by the applicant.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

14. When connection to the district system is possible, the developer shall install a complete sewerage collection system consistent with the specifications and pipe size requirements of the sewer district.

Aaron motioned and Dottie seconded the motion that this condition will be met based on a letter from a well driller.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

16. All proposed on-site sewage disposal system and/ or water supply facilities shall be designed to meet the minimum specifications of these standards and all pertinent State and local codes. Compliance shall be stated on the plan and signed by a licensed civil engineer.

This condition is N/A.

17. Provisions for collecting and discharging storm drainage, in the form of a drainage plan.

Aaron motioned and Dottie seconded the motion that this information from the applicant has been met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

18. Preliminary designs of any bridges or culverts which may be required.

Voted on under number 23 they were voted together.

19. The proposed lot lines with approximate dimensions and suggested locations of buildings.

Aaron motioned and Dottie seconded the motion that based on the information provided by the applicant this condition has been met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

20. The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field.

Aaron motioned and Dottie seconded the motion that based on the site walk this has been met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

21. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
Not Applicable

22. The location of all natural features or site elements to be preserved.

Aaron motioned and Dottie seconded the motion that based on the applicant information this has been met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

23. A soil erosion and sediment control plan containing the endorsement of the County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission.

Aaron motioned and Dottie seconded the motion that based on the Entrance permits and the information provided by the applicant, the guidelines for Best Management Practices will be followed for Storm water and a project design is not needed this and # 18 have been met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

24. Aaron motioned and Dottie seconded the motion that based on the letter from the fire chief regarding the dry hydrants this has been met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

25. Road Maintenance provisions for new roads or private roads that will be affected by additional residences or businesses utilizing the roadway, including but not limited to roadway maintenance agreements.

Aaron motioned and Dottie seconded the motion that based on the applicant information this has been met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

Under 30-A-4404 Review Criteria

1. Pollution
2. Sufficient Water
3. 3 Municipal Water Supply
4. 4. Erosion

1 – 4 Aaron motioned and Dottie seconded the motion that 1 through 4 in 30-A-4404 has been met based on the application and cover letter.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

5. Traffic

Aaron motioned and Dottie seconded the motion that only one permit was submitted but this condition will be met when all driveway permits have been submitted.

6. Sewage Disposal
7. Municipal solid waste disposal
8. Aesthetic, cultural and natural values
9. Conformity with local ordinances and plans
10. Financial and technical capacity
11. Surface waters, outstanding river segments
12. Ground water
13. Flood areas
14. Freshwater wetlands

Aaron motioned and Dottie seconded the motion that based on the information provided by the applicant, the application and the cover letters these are met.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

14 A Farmland is N/A

Dottie read the approved statement provided by the town attorney:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents, including the supplemental and revised plans, the oral representations submitted and affirmed by the applicant, and conditions of approval imposed by the Board. Any variation from the plans, proposals and supporting documents and representations, except a change determined by the Code Enforcement to be a minor change that does not affect approval standards or conditions of approval, is subject to the review and approval of the Planning Board prior to implementation.

Aaron motioned and Dottie seconded the motion to approve the Route 5 & Foss Road Subdivision.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy yes

NEW BUSINESS:

ANNOUNCEMENTS:

The next meeting will be Wednesday March 16, 2022 at 7:00 pm.

ADJOURNMENT:

Laura motioned and Greg seconded the motion to adjourn the meeting at 8:00 pm.

Aaron yes, Dottie yes, Greg yes, Laura yes and Wendy Yes.

Respectfully submitted:

Joanne L. Andrews

Planning Board Secretary