

**FALMOUTH PLANNING BOARD  
TUESDAY, JULY 5, 2016, 6:30 P.M.  
MINUTES**

**MEMBERS PRESENT:** T. McKeon (Vice-Chair); B. Kaplan; C. Hickey; J. Cole;  
R. Israel

**MEMBERS ABSENT:** J. Chace (Chair)

**STAFF PRESENT:** Amanda Stearns, CDD Director; Lisa Sangillo, Recording  
Secretary

**STAFF ABSENT:** Ethan Croce, Sr. Planner

Vice Chair McKeon brought the meeting to order at 6:35 p.m. and informed Mr. Kaplan that he was a voting member for the evening.

**Item 1** Approval of minutes from the June 7, 2016 Planning Board meeting.

Mr. Cole moved that the minutes of the June 7, 2016 minutes be approved as written. Mr. Kaplan seconded. Motion passed 3-0 (Hickey and Israel abstained)

**REGULAR AGENDA ITEMS:**

<b>Item 2</b>	<b><u>Avesta Blackstone, LP</u></b> – 21 Squidere Lane – Request for Pre-application Sketch Plan Review for 19 proposed units of senior apartments. Tax Sheet 010, Map-lot U24-023-B, Zoned RA, AVRC.
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Pat Carroll of Carroll Associates gave an overview of their pre-application sketch plan for the Board, along with Drew Wing from Avesta and Jesse Thompson from Kaplan Thompson Architects. He presented the plans provided and focused on the main road, the fee is held Avesta, but has been maintained by the Town. He stated they are in the process of returning the maintenance of the road back to Avesta. Mr. Carroll stated Avesta's plan is to reconfigure the driveway and parking to allow for the new building as well as adding 39 Town required parking spaces. They will be removing one storage shed and moving a storage shed. He stated the existing buildings would be updated with new windows, new siding and new appliances.

He went over some of the questions and concerns of the residents. The first would be the proximity of the parking spaces to the units. They are trying to fit the parking in where they can and trying to squeeze more parking near the new building. He stated that Avesta has not typically assigned parking spaces to the units. Another concern among the residents was snow removal. Mr. Carroll stated they would definitely have areas specifically for snow removal. He stated that he and Mr. Kaplan sat down with the Fire Chief and Assistant Fire Chief and they both are comfortable with the level of access for emergency vehicles. He stated they would attempt to provide some landscaping to allow for more privacy for the tenants. He reiterated that the current roadways would be widened to Town standards.

Approved: 8/2/16

Jesse Thompson relayed to the Board and the public that this project was only 1 of 6 projects approved for new construction/rehab in the State of Maine. He went over the scope of work on existing buildings. The new building will be extremely energy efficient. They have tried to blend the style of building in with the surrounding homes.

Mr. McKeon asked Board members if there were any clarification questions. Mr. Hickey asked Mr. Thompson what level of funding from Maine State Housing Authority was based on the design and how much flexibility will they have for design changes. Jesse Thompson explained to Mr. Hickey how the MSHA's technical review works. Mr. Carroll stated that MSHA have their own design standards. Mr. Thompson stated one of the major reasons they are replacing the Community Room is that the kitchen and the bathroom do not meet ADA standards. Mr. Kaplan asked what level of review or funding is based on energy efficiency standards. Mr. Thompson stated it was not.

**PUBLIC COMMENT:** James Richardson, Avesta Unit 10; Susan Zeimer, Avesta resident; Cathy Smith, 17 Lunt Road, Abutter; Raymond Jet, Avesta Unit 13  
Parking was the major concern as well as snow removal and emergency vehicle access. The abutter's concern focused on lighting and landscaping.

**PUBLIC COMMENT CLOSED.**

Mr. McKeon stated that the Board's job was to enforce the ordinance. He then stated that the Planning Board has no control over the parking spaces. The Town Council approved the number of spaces. Mr. McKeon asked Mr. Carroll if he was going to address all the residents concerns. Mr. Carroll stated they would.

Mr. McKeon asked if Avesta currently managed the property. Drew Wing stated that Avesta does manage the property and confirmed that they typically don't assign parking spaces; the Tenant Association assigned parking spaces. He stated policing the parking spaces is difficult from a management perspective, and they would continue to discuss it, but cannot guarantee that their position will change.

Mr. McKeon asked how they arrived at the number of parking spaces. Mr. Carroll stated there were actually 20 parking spaces located near the new building and 3 are handicap, which is what ADA required.

Mr. McKeon stated that an abutter, Ms. Smith, raised concerns regarding lighting and plowing and asked Mr. Carroll if he would be addressing her concerns. Mr. Carroll stated they would. He also stated that in relation to curbing, he agreed with the abutter that the asphalt curbing has been torn up in areas and as they have had good luck with poured concrete, they will most likely go with that. Mr. Cole asked if expanding that area would require tree removal. Mr. Carroll stated they are still studying that issue. Mr. Cole asked what the strategy is for the town snow plow to come in. Mr. Carroll stated the Town would no longer be plowing the road.

Mr. Hickey asked Ms. Stearns how the AVRC ordinance reads with respect to parking. Ms. Stearns stated it was contained in the Board packet and that the Town Council required only 39 spaces; no more and no less. Mr. Hickey asked what the buffering standards were for this site. Ms. Stearns stated it would fall under the Residential A buffering standards.

Mr. McKeon asked about waivers, specifically the driveway width waiver as the applicant has indicated that they will be requesting a waiver in the future from the Section 19-140.a.4 requirement that driveways be located a minimum of 10 feet from a side property line; the parking lot would be 8'8" from the property line. Mr. Carroll then stated they were going to explore that further. Mr. McKeon stated he would like to see another alternative rather than crowding the neighbors. He stated they spoke with Ethan earlier on for a waiver on the driveway width so they wouldn't have to widen the driveway, but Ethan stated that was not allowed under the standards.

Mr. Hickey urged the applicant to ensure enough of a buffer to be effective for the abutters. He feels the onus should be on the developer as the proposed design isn't effective.

Mr. Cole asked Mr. Carroll to speak to the number of residents that currently have cars, and what the ratio is of cars to residents. Mr. Wing stated he felt the current ratio is .75. He stated it was closer to .59 per unit in other developments. He stated their original intent when meeting with the Town Council was .70 per unit. After meeting with the residents, they then decided to go with 1 parking space per unit. Mr. Hickey asked Mr. Wing if they currently have observed any problems with parking. Mr. Wing stated that they have not seen the parking lot full.

Mr. Cole asked about public parking, understanding that the Planning Board has no say on the parking, and the possibility of parking on Squidere Lane. Mr. Wing stated he felt that he didn't believe the Town had any restrictions on parking on Squidere Lane and those spaces were absolutely available. Mr. Carroll stated that there is currently room on Squidere Lane for parallel parking, and they can measure it out to see how many spaces they can fit there. Mr. Hickey stated they could install signage "no parking this side" in order to utilize parallel parking on the other side.

Ms. Stearns explained the portion of Squidere Lane which will become public and the Maintenance Agreement with Avesta to maintain the street. She also explained that capital improvements or rehab from Depot Road to the property will be the Town's responsibility.

Mr. Cole stated some of the resident and abutter concerns regarding propane tanks and asked about the possibility of connecting to natural gas. Mr. Wing stated it was something they would be looking into and something they would love to do.

Mr. Kaplan asked if part of the renovation of the units is updating the heating and air-conditioning system. Mr. Wing stated they would define a scope of work once the site plan has been solidified and will be done on a case by case basis, but won't be done until they are almost 90% design documentation. Mr. Israel confirmed the total parking spaces as .7 spaces per unit for parking translated into 14 spaces existing now. Mr. Wing confirmed this.

Mr. Kaplan asked if the applicant needed anything else from the Board as far as direction. Mr. Carroll stated they needed direction as far as the schedule is concerned.

Ms. Stearns stated that this project falls under both Subdivision and Site Plan Review

and Subdivision requires both the Preliminary and Final approval. She stated the applicant has the option of requesting these be combined. Mr. Carroll stated they were under pressure from Maine State Housing to get the project approved and funded. Mr. Israel asked if they had a schedule for submission to MSHA. Mr. Carroll stated they had a 50% schedule to be submitted on July 8<sup>th</sup>, with a 90% schedule submitted in August. He then explained the steps in the process.

Mr. McKeon stated he felt there were serious questions regarding buffering and waivers, and he felt that these were critical, as well as Staff comments.

Mr. Hickey asked what other site arrangements were looked at and rejected. He stated that if the Planning Board feels there are major issues with the proposal that would prevent the application from going forward, they could request another Sketch Plan. He also didn't see it was inappropriate to go to a Preliminary review based on what was presented this evening.

Ms. Stearns apprised the Board of a letter received from a resident that will be scanned and made part of the application record.

Meeting adjourned at 7:46 pm.

Recording Secretary,  
Lisa Sangillo