

## Carrabassett Valley Planning Board

April 11, 2019 at 5:00 P.M.

### Agenda

1. Review the Minutes of the March 21, 2019 Planning Board Meeting.
2. Selection of Board Chair and Vice Chair
3. Further discussion on Zone Change consideration from PD Zone to R-2 Zone.
4. Further discussion on future amendment to Fall Line Subdivision.
5. Review of omitted but previously Town Voter Approved changes to Zoning Ordinance and Zoning Map.
6. Other/Informational – anyone have anything?
7. Adjourn

**TOWN OF CARRABASSETT VALLEY**  
**MINUTES OF THE PLANNING BOARD MEETING**  
**March 21, 2019**

Members Present:	Brian Demshar	Tim Flight
	Alan Sleight	Deidre Frey

Others Present:	Chris Parks	Eric Copeland (Sugarloaf Water)
	Dan Flaig (Wright-Pierce)	Patrick Willihan
	Cindy Foster	Rosemary Alfieri
	Barrett Thompson	Gerry Thompson
	Justin Steele	Peggy Willihan
	Steve Arner	Kelly Dooling

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Brian Demshar opened the meeting at 6:30 p.m. and welcomed those present.

The first order of business was to review the minutes of the January 10, 2019 Planning Board Meeting. Alan Sleight made a motion to approve the minutes as written. Tim Flight seconded the motion. Motion approved.

Representatives of the Sugarloaf Water Association were in attendance to discuss a Conditional Use Application for Potable Water Storage Reservoir. Dan Flaig of Wright-Pierce Engineers was in attendance to discuss this project. Chris Parks reviewed the Planned Development zone with regard to “essential services”, which includes construction and maintenance of utility transmissions including water. In the Resource Protection zone, essential services are a conditional use. In Planned Development, this would be a permitted use. This needs to go through the site plan review criteria. Dan Flaig made a presentation with the use of maps and photos. In 2014, Wright-Pierce did a capital improvement plan for Sugarloaf Water Association (SWA). In that plan, they identified the need to add storage on the mountain, in addition to the reservoirs on east and west sides of the mountain. At piece season, the resources can be stressed. The goal with the new storage facility is to provide better fire protection for the base area. There is an easement corridor that comes from the west side of the mountain and ties into a pressure reducing station at Timbers (8” line) and then on to the village zone. The tank needs to be at a determined elevation in order to provide gravity feed, and they plan to be at 2100’ (roughly the same elevation as the top drive at the Timbers development). They did not want to impact any recreational opportunities on the mountain, and future development plans. They’ve worked with Sugarloaf and Boyne in this process. The location needs to be accessible year-round for SWA staff. The location is 1200’ off the existing easement, so they can minimize site clearing and have the ability to create an access road to the tank. They will install a ravel road over the easement, using existing contours and installing proper drainage/ditches (single vehicle width). They do not intend to plow the road in the winter, so it can still be used for cross-country skiing (and

grooming). SWA will access by snowmobile in the winter. All associated equipment will be located at the pressure reducing station at Timbers. There will be power available at the new tank location, along with security camera equipment. Stormwater will be treated with forested buffers, and the buffers will be preserved by deed. Stormwater coming from the tank will go into a sand filter and down through culverts below. These plans have met DEP requirements, and all erosion control best practices will be used during the course of construction. There is a 2300 acre parcel that's targeted for potential future development, and this project will be beyond that property line. The other constraint, with elevation requirements, was to minimize clearing for the tank and keeping as much of a vegetative buffer as possible. Rather than guardrails for the steep areas of the road, they will use large boulders. The tank itself is a prestressed concrete tank, constructed to American Waterworks standards. There are just a few contractors in the northeast that build these, and DN Tanks out of Wakefield, MA will be building it. Vining Construction, out of Farmington, will be subcontracting for them. The tank is 47.5' in diameter and the height is 24'. Due to the grading around the tank, about 17' will be exposed in front and 15' will be exposed in the back, due to grading on the hillside. The contract will be awarded in the next few weeks, with clearing commencing in June. The plan is to construct the tank between August and October, with it being operational by November. Final loaming and seeding will be deferred to spring of 2020. The soil borings have been done and the water table is high up there seasonally; for this reason, provisions have been made. All State of Maine codes will be met with the tank's construction. Once the road is done, the foundation will be poured, and the tank will be constructed with tip-up wall panels, on site. There's a product to spray the seams between the panels, and then it's wrapped around with a high-tension wire, with another spraying over the wire afterwards. The dome is a similar process, as that will come in panels as well. There will be a mixer inside the tank, partly to prevent ice formation in the winter time. There will be two points of egress for maintenance, as well as fall protection devices for safety. The ladder is a locking accordion type ladder. The color of the tank will be light gray or beige. There's no need to have lights at this facility, nor will there be fencing, in an attempt to keep it from looking "industrial", but these amenities could be added if desired. With regard to permitting, Sugarloaf has a site location permit through the DEP, but they did have to file a minor amendment application. This will be permit by rule, also. All culverts will meet army corp standards. At the Timbers pressure reducing station, they will add 12' to the length of the building to accommodate new piping and valves. The goal of the facility is to allow SWA to move water from west to east and vice versa, using a booster pump. This will improve the reliability of the water system. There are two other tanks, both buried tanks. This style is the newer generation of tanks, and the older ones are very labor intensive to install. They become a long-term leakage concern and will need to have maintenance in the future. Those style of tanks are not being specified these days, and the quality control of the newer ones is really stepped up. This will add another 320,000 gallons of storage, and this will allow for more water for snowmaking storage. Boyne is in the process of drafting a lease agreement for this project, so Dan anticipates that should be squared away prior to any approval. Chris Parks asked if SWA would be putting signage at the tank to identify the facility; Eric Copeland said they could. Chris Parks asked about flow of traffic; the majority of the work will be summer-time into October,

at relatively low traffic periods for Sugarloaf. SWA has reached out to the Timbers Association's president, and there will be representatives of Wright-Pierce on site. They will control dust on-site and also repair any road damage. Post-construction, it will just be SWA staff in and out of this facility (daily). This tank technology started being constructed in the late 60's and early 70's. This generation has been the last 20-25 years. With construction efficiencies, the cost has come down quite a lot over the years, which is even more cost-effective than a steel tank. There are no known catastrophic failures. This project has been in the works for a few years, but it was delayed due to the attempts to seek grant funding. Without success in those grants, however, SWA still recognized the need to move forward with the project, in order to keep up with plans for future development and growth at Sugarloaf. At this time, with no further discussion or questions, Dan Flaig provided a detailed listing of the site plan criteria and provided that information. Alan Sleight asked if the tank were to fail in years to come, could it be demolished and replaced; Dan Flaig said it can be demolished. He added that regular inspections of the tank will be conducted, both inside and outside (there are specialty contractors that can do these interior inspections while it's in service). Water levels are monitored, and an alarm would go off if the water level were to drop to a specified point. There will also be a specialist to test the quality of the tank's concrete as it's being constructed to validate that it meets all the design standards. They do a leak test afterwards. Planning Board members felt it should be considered a conditional use, and at this point went through the criteria to determine if everything is complete according to the ordinance. Working down through the criteria, items 1. A-F, there were no concerns noted. Item 2. A-F, there were no concerns noted (contractors will be posting signage indicating construction underway). Item 3, there were no concerns noted. Alan Sleight inquired what would be done if someone sprayed graffiti on the tank; Dan Flaig said that SWA could paint it and then consider putting a fence around the site. Alan Sleight made a motion to accept the proposal by SWA to construction the tank as designed. Deidre Frey seconded the motion. Chris Parks noted that, where permanent vegetation is planned for spring of 2020, he wants to ensure that temporary seeding and erosion measures are in place prior to snow fall of 2019. Dan Flaig said the roadway will be taken care of by fall, and the tank site will be worked on in conjunction with Chris Parks. Motion approved.

Residents of Sugarloaf Village were in attendance to request discussion on a zone change from Planned Development to R-2. Peggy Willihan provided a letter to Chris Parks to explain the reason for this request. Peggy prefaced that there was representation from Sugarloaf Village I and III, as well as Castle Creek. They've spoken with people from Twinbrook. Snowbrook Village has condo documentation that protects them. Peggy said that there was another zone change years back for Valley Crossing, so this has been done previously. Chris asked where on the map this distinction would be made. Along Route 27, the line is drawn behind all the properties behind grocery store, CVA, Mountain Valley Properties, the Hostel and to Hugs. Campbell Field is already R-2. Peggy brought a map proposal to share with the Planning Board. Chris met with this group and Steve Arner. Peggy has received very supportive e-mails from other residents. The driving factor is that the area is highly residential, with the only commercial property right along Route 27. There are no businesses within this new map

area. Town Line Road abuts the Outdoor Center, and they get a lot of pedestrian and vehicle traffic along that corridor, since they cross through this area to get in to Campbell Field. The school and library are located within this map, but they would not be affected. Steve Arener said that, if there's a reason to draw the line differently, they may be open to it. Alan Sleight asked how this would affect someone who is running a business out of their home. Home occupation is allowed in R-2, but it has to meet criteria for home occupancy. Simply put, the change to R-2 eliminates the retail businesses. It was noted that with new construction non-residential use, there are generally 50' setbacks where they abut a residential property. Chris Parks asked this group to come to the Planning Board with a proposal and maps, as well as to speak about the history of prior zone changes similar to this have been undertaken. Chris Parks explained that Poplar Stream was re-zoned in 1997, due to a business started that occupied more than 25% of the home dwelling. Peggy said there are roughly 12 undeveloped lots in her development, several of which are for buffer purposes. Chris Parks said that, procedurally, the Planning Board should have an opportunity to look at this proposal. A zone change that removes commercial use requires notification of everyone in the affected area and in the periphery. A public hearing needs to be held, as well. At that point, a regular town meeting or special town meeting would need to be held for vote, duly notified by the Selectmen. Peggy noted that there was representation in attendance tonight that are property owners but not registered voters. Anything that exists at the time of a zone change would be grandfathered. Castle Creek, being a condominium development, would be considered to be grandfathered (since it could not be built in R-2). Alan Sleight asked if the Planning Board notifies all affected property owners and holds a public hearing, then this can go to the town for adoption. Peggy Willihan said the group hopes to have this voted on at the May meeting for the school budget. The notice for public hearing is 2 weeks, and the notices needs to go at the same time. Then the public hearing can take place, and then to the Selectmen to request a warrant item for a zoning map revision. There is a cut-off for when the Selectmen need to sign the warrant for the town meeting. Peggy said that, when she spoke with Dave Cota, he thought this could be done in advance of the May meeting. Chris Parks asked if Forest Lane and Elderberry are included in this plan, and if so, has anyone spoken with these property owners to see if they want to be in or out. It was discussed that, even though some areas are in Planned Development, an association's documents can provide an additional layer of restrictions which prohibit commercial uses. Peggy explained that they do not want to face challenges in the future to cause them to question what the Town is allowing to be built in that zone. Alan Sleight said that he would want to see proper notification to all affected, and if everyone in that zone is in favor, he has no problem with it. Planning Board members will be given a few days to review this proposed new map, so they have more time to review and develop questions, prior to moving this matter forward. Chris Parks asked that the Planning Board reconvene in two weeks to follow-up on this matter, especially since there are only four Planning Board members present tonight. Peggy said she would like to see this town vote taken by the May meeting of the town or at least the public hearing before the mountain closes, since people will heading out for the season. Chris said he will advise the Selectmen of this proposal, just so they are aware of it.

Chris Parks updated the Board on some proposed revisions to the Fall Line subdivision. The original subdivision had 9 buildings. To date, five buildings have been constructed. The developer no longer has an interest, and control has been turned over to the association. Bill Walsh has been working with the association to re-engineer the stormwater plan, taking into consideration the new location for Building 8, which has had some water damage. There are temporary culverts under the ski trail at this time, and the permanent culvert will go in after snow melt. The DEP permit is currently in the process of being transferred from the developer's name to the association's name. Part of the engineering is to move the location of the retention pond. The permit would need to be revised if any other buildings, besides Building 5, were to be planned for construction. Chris asked if the Planning Board wishes to have a public hearing, as it is within their discretion. This does not need to be decided tonight.

Chris Parks discussed a review of omitted approved changes to zoning, there's a small parcel across from the south entrance to Spring Farm. There are a few amendments that need to be incorporated into updates, which have previously been voted at town meetings. He would like to incorporate this in before the zoning ordinances go out for a re-print.

Chris Parks said that there will be some plantings adjacent to the pool, to follow-up to the cutting that's been done for the airport easements.

Chris Parks reported that there may be a revision to the property located uphill from Allagash Drive, possibly to request a change from single residence lots to condominium development. Chris will have more information forthcoming, depending on the course that the developer chooses to take.

There is a party for Bill Gilmore on May 11<sup>th</sup> at the Outdoor Center.

Left Bank has dealt with some flooding in some of the larger events, and they've been permitted to build a berm to try to protect the building.

Meeting adjourned.

Respectfully submitted,

Lynn M. Schnorr