

**Durham Planning Board
Meeting Minutes
September 6th 2017**

Note: The DVD recording and/or streaming video located on the Town's website are the legal records of this meeting. Copies of the DVD recording are available by contracting the Town Office.

Call to Order: Chairwoman Woerter called the meeting to Order at 7:00 p.m.

Members Present: Chairwoman Mindy Woerter, Vice Chairwoman Anne Torregrossa, John Simoneau, Brian Lanoie. Juliet Caplinger excused.

Also Present: Calvin Beaumier, Interim Codes Official

Establishment of Quorum: Chairwoman announced a Quorum has been met with four (4) members present.

Public Present: Barry Baldwin, Jason Vapiades, Lead PE, AP, Atlantic Resource Consultants, Freeport, Maine.

Pledge of Allegiance: Completed.

Amendments to Agenda: John Simoneau moves to table the approval of the minutes until the next meeting. Brian Lanoie seconds. Motion passes 3-0 with Chairwoman Mindy Woerter abstaining.

Continuing Business: Barry Baldwin – Map #13, Lot #8 – Subdivision Application – Mineral Spring Estates continued from August 2nd 2017.

Mr. Baldwin handed out new plans for stormwater details. The board reviewed the letter from town attorney John Conway regarding his legal opinion on the status of Granite Hill Farm Road.

Mr. Baldwin and his engineer explained the additions on the new plans of stormwater buffers on lots 5 and the lot owned by Mr. Baldwin. The buffers have been approved by the Maine DEP and Mr. Baldwin is waiting on the permit.

The board then discussed the road issues. The legal opinion is that the road allows for a public right of way. However, there is no maintenance agreement for the road. The board discussed adding a note on the plan alerting buyers that Granite Hill Farm Road is a discontinued county road. The board also discussed a condition to improve the road to allow access to the subdivision, at least ensuring it's maintained for width and drainage. Mr. Baldwin said he planned to maintain Granite Hill Farm Road for two years.

The board then went through the performance standards in the subdivision ordinance and outlined the conditions for approval.

New Business: Conditional Use Permit Application for Durham Youth Baseball at Swamp Road Fields – Map #3, Lot #26 submitted by Joseph R. Howe

Joe Howe presented the board with new abutter info related to an error on a tax map. He outlined his project and the need for baseball fields in the town. The plan was presented to the Board of Selectmen on January 26. He addressed questions on tree cutting, and discussed his plans for funding the project through grant possibilities. He discussed stormwater mitigation options with an estimated cost of \$75,000, and a total project cost of up to \$400,000.

The board went through the application checklist and found the application to be complete.

Public comment was opened. Tom Fournier said he didn't find out about the project until two days prior to the meeting due to an inaccurate tax map that did not properly show him as an abutter. He had concerns about parking, traffic and the speed that vehicles travel on the road, as well as security in the parking lot after hours and if there could be a gate. He expressed concern at the trees cut near his lot and asked for provisions for safety and privacy. Joe Howe responded that no all the cars would be leaving at the same time.

Rocky League lives across the street and wanted to know more about buffering from the parking lot and the lights from the cars and the visibility of the traffic, as well as any future lighting in the field. He said he would like to see it happen but had concerns over lighting and traffic especially at the entrance, as well as security.

Debra Fournier expressed concerns over how treatment of the fields would impact the neighbors' water quality, as well as birds and wildlife. She also expressed concerns over lighting and traffic, especially the intersection with Route 9.

Paul First said he had worked with Joe and Bruce on the project and he was impressed with the project they had put together. He said it was a great opportunity for the town and that the ball fields would be good for families and strengthen the community. He addressed concerns over traffic and said residents could approach the Maine DOT to ask them to lower the speed limit. He felt the scope of the project was realistic.

Public comment was closed.

The board then went through the approval criteria and determined more information was needed on the following:

- How fields would be maintained with fertilizer, etc., and the environmental impact. The board requested a management plan for the property.
- Impact on wildlife
- Water availability for any irrigation.
- Landscaped buffer plan
- Financial and technical capacity
- Impervious surface documentation

Anne Torregrossa moved to table the application until the October meeting. John Simoneau second. Motion carries 4-0.

Marijuana Moratorium Ordinance Review:

The board decided to hold off discussion of a proposed marijuana moratorium until the public meeting on September 19 and until Anne Torregrossa attends a convention on the subject. The board thought a separate workshop would be appropriate.

Chairwoman's Comments:

Chairwoman Woerter announced the following:

The next Meeting will be held on Wednesday, October 4th 2017 at the Town Office with Applications due no later than Monday, September 25th 2017 by 4:30 p.m., at Town Office.

Adjournment: John Simoneau Moves to Adjourn at 10:30p.m. Anne Torregrossa Second. Motion Carried Unanimously.

Respectfully submitted,

Mindy Woerter
Planning Board Chairwoman