

**Minutes of the Town of Chebeague Island Planning Board, Thursday
December 17, 2009 at 7:30 at the Chebeague Recreation Center**

Present: Sam Birkett, Ernie Burgess, Mabel Doughty, Jane Frizzell, Beth Howe (Chair) and Tad Runge.

Minutes: Tad moved, seconded by Jane to approve the minutes from the meeting of November 19, 2009. Approved unanimously.

Public Hearing on a minor site plan review for Kids Place behind the Chebeague Island School and the Chebeague Recreation Center (map I06 lot 31/31A), The project is a daycare center proposed by the Chebeague Recreation Center, Bob Earnest representative.

Beth explained that the Planning Board is a quasi-judicial body that evaluates site plans based on whether they meet site plan criteria listed in the Zoning Ordinance. Evidence is collected from the written application, at a site walk held on December 17, 2009 at 2:30, and from testimony at public hearings on the proposal. She asked Bob Earnest to give a summary of the proposal.

Bob said that the plan is to have the day care in a refurbished, double-wide portable classroom located 30 feet from the back of the School and 42 feet from the back of the Rec Center. The land belongs to the Town. The building will contain a play area, an office, a nap-room, a bathroom, a kitchenette and a storage area. It will be heated with forced air heat from LP gas. The cold air returns and other hair handling systems will provide adequate fresh air. The School/Recreation Center septic system will serve the building and it will be served by water from the School well.

Tad asked whether emergency vehicles could drive around the School building to get access to the day care. Bob said there is a circular drive in the front, a parking lot on one side and an informal drive around the back and on the other side. Fire Chief Ralph Munroe has asked that a path be cleared around both the school and the day care in the winter.

Beth asked what the height of the day care building would be relative to the School. Bob said that the school is 11 feet tall in the back and 13 to 14 feet in the front. The day care will be 16 feet tall at the peak of the roof. The Recreation Center building is 25 to 30 feet tall.

Tad asked about drainage from the roof and whether the drainage would be a problem. Bob said it will run off onto the gravel pad which is 12 inches of compacted gravel. The site is flat and the soil is sandy. Drainage is not anticipated to be a problem.

Beth asked about the parking. Bob said that the staff will park in the Rec Center parking lot. There will be 4 drop-off spaces created on the School circular drive, two on each side.

Beth asked about the fiscal capacity of the Rec Center to complete the project. Bob said that the Recreation Center Board had voted to make a bridge loan to Kids Place from its endowment fund

if it were needed. However, it probably will not be needed since the fund-raising effort has collected more than the required amount in pledges, with 65 percent of that available in cash.

Ernie asked whether the use of a gravel pad for the building is because it is a temporary building. Beth said it is not an issue of temporary or permanent, but of school versus housing. If this were a manufactured house it would require a frost wall, but manufactured school buildings are allowed to have a gravel pad. Bob added that these manufactured school buildings have a very strong, steel foundation structure and they are secured to the ground with screw-downs.

Ernie asked about the ground freezing and movement of the structure. Bob said that the benefit of the strong under-structure is that the building can move and still be used. It is also insulated underneath.

Beth opened the public portion of the hearing:

Nancy Olney asked whether the drop-off spaces along the School's circular drive would work. Volunteers and others going to the school used them now. And the school kids use the front door a lot. Bob said that the traffic flow inside the school is changing. They used to use the space next to the back door for working with individual students. Now they have created a new space from part of the pre-K space, so it will be possible for kids to go out to the playground through the back door. When Kids Place is built a fence will be installed between the parking area and the strip of grass next to the school so that parents and children walking back to Kids Place will be separated from the cars.

There may be competition between people coming to the school and people dropping off kids for Kids Place, but the 4 new spaces will be signed as temporary drop off parking.

Sam asked what will parents do if the spaces are filled. Bob said they can park in the regular parking lot or on the road.

Louise asked whether cars going back to Kids Place would be a problem. Bob said that no cars will go back there – it will be for pedestrians only.

Donna Damon said that when the contract zone was adopted for the building of the Recreation Center, it was agreed that the school and the Rec parking would be considered as a single lot, so this just continues that. Also the basketball hoop was installed in the School parking lot because when the Rec was built the old basketball area was also being made into a tennis court – it does not indicate that the parking lot was previously a playground. It has always been a parking lot.

Nancy Olney asked whether the foot-traffic in front of the School windows would bother the children inside in class. Bob said he had talked with the Teachers and the School Committee about this and they mostly thought it would not be an issue. There are bookcases below the windows and generally things on top of them. Since elementary school children are shorter than adults, they are less likely to see anyone walking in front of the windows.

Nancy Olney asked when the water flow meters were installed on the septic system? If it was in August then the School would not have been using the well. Beverly Johnson said that the difference between the capacity of the septic system – 1157gpd and the measured usage of 231gpd was large enough to handle all three buildings.

There were no more questions and Beth closed the public hearing.

Beth opened the Public Hearing on the Kids Place site at Newcomb Park, next to the Recreation Center (map I06 lot 26C).

Bob described the differences between this and the site behind the school. The building is the same. At Newcomb Park trees will need to be removed to make room for the building, septic system and road. The picnic tables and other equipment will be moved to another place on the site. The one-way driveway will come from the Recreation Center parking lot, with 3 drop-off spaces in front of the building. It will then exit onto North Road. The daycare will have its own septic system in front of the building. It will use water from the Recreation Center well. The distance is farther to the school but children will be escorted to and from as they are now.

Louise asked whether there would be a snow-blown path around the building in the winter. Bob say there would be.

Jane asked whether Newcomb Park is owned by the Town or the Rec. Bob said it belongs to the Rec, so it does not have to go before Town Meeting.

Beth asked about the drainage. Bob said that water will come off the roof and the road and flow down the gradual slope of the land to a 2 foot deep ditch beside North Road. The soil is sandy loam and absorbs water easily.

Jane asked about lighting. The application says there will be lights on the building. Will there be any other lighting. Bob said that the Rec parking area has a streetlight at that end. They could use solar powered path lights.

Mabel asked what the road surface will be. Bob said it would be gravel.

Jane asked what is the relationship between the Rec and Kids Place. Bob said that Kids Place is a program of the Recreation Center, not a program of the CPA.

Beth opened the public portion of the hearing:

Carol White, licensed geologist, said that after talking to a friend at the Drinking Water Program at the State, she recommends that the Recreation Center's well be registered as a public well and tested. For just the Rec Center, the well serves a "transient" population – people who are not there day after day. But the children in the day care are there every day and so are a "non-transient" population. This would put the Rec Center well in the same position as the School Well which is a non-transient, non-community well and, as such, is subject to having a "small systems operator" and the water tested quarterly which Carol does.

In addition, registering the well as a non-transient, non-community water supply changes the required distance between the well and the septic system. Instead of the usual 100foot distance, it would require 300 feet distance between the well and the septic system. The well is presently 280 feet from the planned location of the septic system. Carol said it would probably be possible to get a variance from the State because of the short-fall.

Donna Damon said that when the Rec Center was first built the well was registered as a public water source. She does not know what happened to change this.

Seeing no more questions, Beth closed the Public Hearing.

The Planning Board then went on to consider whether the Proposal for putting Kids Place between the School and the Rec Center met the criteria of the Zoning Ordinance. The Board had a draft set of findings of fact, but with no indication whether they were adequate to meet the criteria. The group worked through each of the criteria. After a brief discussion of the first one there was a show of hands indicating that members thought that the criteria had been met. After that, after each criterion was discussed, and any changes in the language were made, they nodded or said they thought the criteria was met.

All the criteria up to H. were approved. Criterion H was changes to say that a fence would be built between the grass strip next to the School and the parking lot.

On Criterion J, Ken Pelton said that CMP had recommended having underground service. That was added.

Criterion N was updated with the information provided at the hearing and in a letter from the Rec Center indicating the amount of money raised for the project so far and that the Rec would provide a bridge loan, if one were needed, from its endowment fund.

On Criterion O, Donna Damon said that Beth had misinterpreted her memo on historical and archaeological resources. She does not know whether there are such resources on the site. Beth said she would reword the finding to use Donna's language.

On Criterion P, Beth asked Ken Pelton whether the lights shine downward so that they don't light up the night sky. He said yes. Also the language was amended to include solar path lights.

Criterion W was amended to require not only smoke alarms but carbon monoxide alarms as well.

Tad moved, seconded by Louise that a condition be added to the approval saying:

“ That the Chebeague Recreation Center provide evidence that the use of the Town land has been approved by the Town Meeting, and that a lease agreement for the Kids Place land has been approved by the Board of Selectmen and the Chebeague Recreation Center Board.”

The vote on the motion was 6 in favor, 0 opposed. Sam Birkett abstained.

Beth said that one waiver was required on the evidence of payment of the application and technical review fees, since non-profit organizations are not subject to the fee. Jane moved to grant the waiver, seconded by Tad. The vote was 6 in favor, 0 opposed. Sam Birkett abstained.

Tad moved to approve the site plan for Kids Place at the School site. Ernie seconded. The vote was 6 in favor, 0 opposed. Sam Birkett abstained.

Beth then walked the group through the draft findings of fact for the Kids Place proposal at Newcomb Park.

Changes in the language that were the same as in the proposal for the school site were carried over.

Louise moved that a condition be added to the approval saying:

“That the Recreation Center explore further the State requirements about the separation between the septic system and the well, as well as what licensing is appropriate for the well, and present a plan for meeting these State regulations.”

The motion was seconded by Tad. The vote was 6 in favor, 0 opposed. Sam Birkett abstained.

Jane moved to waive the requirement of evidence of payment of fees, since non-profits are not required to pay the application fees. Seconded by Ernie. Passed with 6 in favor, 0 opposed. Sam Birkett abstained.

Ernie moved to approve the site plan for Kids Place at Newcomb Park. The motion was seconded by Louise. The vote was 6 in favor and 0 opposed. Sam Birkett abstained.

Respectfully submitted,

Beth Howe

