



# MINUTES PLANNING BOARD JUNE 27, 2013

Jeffrey Ganong - Regular 2013  
Dan Nezol - Regular 2014  
Joshua Holmes - Regular 2015  
James Lemieux - Regular 2015  
Karin Paradis - Associate 2015  
Curtis Lunt - Regular 2016  
Don Fellows - Regular 2016

- 1. CALL TO ORDER:** The Chairman, Mr. Fellows called the meeting to order at 7:03 PM.
- 2. ROLL CALL:** Regular members present were Jeff Ganong, Dan Nezol, James Lemieux, and Don Fellows. Josh Holmes was absent, excused. Associate members present were Curtis Lunt and Karin Paradis. Also, present were Amanda Bunker, Wright Pierce Community & Land Use Planner; Fern Larochelle, Town Council Chair; Roger Bickford, Town Councilor; Dillon Pesce, Town Councilor; Paul Adams, General Manager Water Dept.; Tim Sawtelle, Dirigo Engineering; Steve Warren, Trails Commission Chair; and approximately five citizens in the audience.
- 3. CHAIR'S REVIEW OF MEETING RULES:** Mr. Fellows explained that this is a regular meeting not a public hearing. Public comment is allowed after the Board has finished their discussion and at the discretion of the Chair. Mr. Fellows said we had a public hearing and if there is any need for public comment, then it would be allowed.

Mr. Fellows granted voting privileges to Karin Paradis.

#### 4. WRITTEN COMMUNICATIONS:

##### Minutes of May 23 and May 29, 2013

**VOTE (2013-39)** Mr. Ganong seconded by Mrs. Paradis moved to approve the minutes of May 23, 2013. **Order passed - Vote 5-0.**

**VOTE (2013-40)** Mr. Ganong seconded by Mr. Lemieux moved to approve the minutes of May 29, 2013. **Order passed - Vote 5-0.**

- 5. PUBLIC HEARING: None**
- 6. UNFINISHED BUSINESS: Case 13-5**
  - Site Plan Review Application: R5-010**

##### **Lisbon Water Department**

##### **Construct new standpipe water reservoir at 170 Ridge Road (Upland Road)**

Tim Sawtelle, Dirigo Engineering, said the Board had updated copies of the sales agreement, the landscaping showing buffering along the property line with Mr. Webber and the driveway, the site plan showing the minimum setback of 55 feet with Mr. Webber and the 22 foot driveway. The map notes that the driveway will be paved to the ROW per town ordinance. He said their intent is to pave the hammerhead, but not around the tank.

Mr. Sawtelle said he had researched possibilities regarding painting the exterior of the tank so that it will blend in with the surroundings. The exterior of the tank will receive a shotcrete coating. It will receive two coats of paint on top of that to seal it and to create a more uniform appearance. The normal colors used are lighter and darker shades of concrete-beige to grayish colors. We suggest a darker gray color. If it was painted above and beyond that, perhaps a couple of different shades, then that would be a \$25,000 to \$30,000 cost. If it was a smaller pattern like camouflage, it could be quite an eyesore. My recommendation would be to make the final finish a darkish beige

or gray. Mr. Sawtelle indicated that anything you do to make it less obtrusive in the summer will make it stand out more in the winter. The basic coating is in the price of the tank. Additional coatings would be at an additional cost. If you look at camo, it is a lot of different shades with small areas to be painted.

Mr. Fellows said our objective is to make it less obtrusive. The appearance items, the landscaping and the color of the tank are what concern us most.

Mr. Lunt said he had asked for further research into painting the tank because it is in a residential setting. The tank is a huge gray monolith. I was looking for a woodland color since it is in a treed setting. I'm trying to represent the neighborhood.

Mrs. Bunker said to clarify the landscaping, there is a note to maintain the wooded buffer and on the map it says plantings. She asked if they were leaving the trees or planting new trees.

Mr. Sawtelle said we will have to plant. The trees that are there are very small. We will leave as much as we can. We won't be working right up to the line.

Mrs. Bunker said having the evergreen buffer, especially when the pines mature, will be more effective than whatever color you paint the tank. Just making sure those are well spaced so they are very close together.

Mr. Lemieux asked about light or dark colors and UV light.

Mr. Sawtelle said it will tend to lighten over time. It would be my preference to choose a darker color because it will blend in more with the trees. A light color would be more of a contrast.

Mr. Ganong said two colors would not really mitigate the appearance; it will still be a giant monolith.

Mrs. Bunker showed two slides illustrating the setting from Route 9 with an approximation of what the tank would look like in a light color and a dark color.

Mr. Fellows said he preferred a dull green color. Mrs. Bunker said a dark brown would blend in with the tree trunks better.

Mr. Fellows said we tabled this application pending tonight's meeting. They have come back with confirmation that the purchase/sale agreement is valid, the acknowledgement that the plan meets the Access Management ordinance, the landscape plan seems to meet the requirement, the 55 foot setback and the alternative paint. I think we can assume that the first two items are met. The landscape plan is acceptable if the Board thinks that is adequate. The alternative paint is the final one.

Mr. Lunt said he liked the idea of a dull green color, anything to make it less obtrusive. Mr. Sawtelle said he could inquire about that color.

Mr. Fellows said he would like to stipulate that the landscaping be complete and maintained going forward.

Mrs. Paradis asked what size trees were going to be planted. Mr. Sawtelle said the note on the landscape plan says 6 foot high, 1-2 inch caliper, typical. There is a note about exact species. It says white pine, but if a local arborist recommends something else because of soil conditions, we could go with that, but if what you want is white pine, we will go with that.

Mr. Fellows said the idea is to go with evergreens.

**VOTE (2013-41a)** Mr. Ganong seconded by Mrs. Paradis moved to approve the application for the water tank including a valid Purchase and Sale Agreement, acknowledgment on the site plan that Access Management has been met, a detailed landscape plan, and a site plan showing the minimum setback of 55 feet from Mr. Webber's property line.

Mr. Nezol asked about the water pressure in the neighborhood. Mr. Sawtelle said that doesn't have anything to do with the site plan but there will not be any restrictions and not much pressure loss with the size pipe that is there.

Mr. Ganong said does the Board want to make a recommendation about color. I would like to see a color that has a little more gray-brown in it than was presented. I'm thinking more of a color closer to the tree trunks in the winter.

Mr. Fellows said we could condition the color choice on the Code Enforcement Officer's approval.

**VOTE (2013- 41b)** Mr. Ganong seconded by Mrs. Paradis moved to approve Amendment #1 with the condition that the final tank paint color is subject to the approval of the Code Enforcement Officer. **Amendment #1 passed - Vote 5-0.**

Mrs. Bunker noted that the checklist needs to be included in the decision.

**Main Motion as Amended #1:** To approve the application for the water tank including a valid Purchase and Sale Agreement, acknowledgment on the site plan that Access Management has been met, a detailed landscape plan, and a site plan showing the minimum setback of 55 feet from Mr. Webber's property line, and the final tank paint color is subject to the approval of the Code Enforcement Officer. **Main Motion as Amended #1 passed - Vote 4-0-1 (Abstained: Nezol).**

## 7. NEW BUSINESS: None

## 8. CODE ENFORCEMENT OFFICIAL BUSINESS:

Permit update for June:

- 10 building permits
- 3 plumbing permits
- 5 electrical permits
- 5 miscellaneous permits, mostly to do with demolition debris

## 9. PLANNING ASSOCIATE OFFICIAL BUSINESS:

Mrs. Bunker said that there is a joint meeting with the Route 196 Steering Committee on July 11 at 7:00 PM. There will be a brief summary of the three forums. We will talk strategically about the next steps, primarily the immediate next steps. We'll talk about what actions we can take.

## 10. OTHER BUSINESS:

Mr. Fellows said is there any subject those in the audience would like to discuss other than the water tower.

Mr. Fellows asked if there was any comment about the tower. Seeing none, Mr. Fellows reminded the Board that the next meeting on July 11 will be the election of officers and the welcoming of new members.

Mr. Fellows said congratulations to Curt on being appointed a regular member. He said we are now looking for another alternate member.

Mr. Fellows said Jeff is letting his term expire. He presented Mr. Ganong with a framed certificate of appreciation for six years of dedicated service from 2007 to 2013. Mr. Fellows congratulated him.

Mr. Ganong said thank you, it's been an awesome six years. He said he will miss the meetings and people.

**11. EXECUTIVE SESSION: NONE**

**12. ADJOURN TO A WORKSHOP**

**VOTE (2013-42)** Mr. Ganong, seconded by Mr. Lemieux moved to adjourn at 7:45 PM. **Order passed. Vote - 5-0.**

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Elizabeth French,  
Assistant Town Clerk

Date Approved: \_\_\_\_\_

*\* These minutes are not verbatim. A recording of the meeting is on file.*