

**Fryeburg Planning Board Meeting
May 22, 2018 – Town Office**

Members in Attendance: Ed Price (Vice-chair), Barry Woodbrey, Robert Ricks

At 6:00 there was no quorum (Price and Woodbrey were present). The applicants for Unique Sleeps was present. CEO Katie Haley reported that Edy Kizaki had emailed that she would not be attending the meeting and Patrick Emery had a last minute work commitment and would try to still make the meeting. Haley called Robert Ricks and left a message. The Board waited until 6:30 then opted to re-schedule the meeting for the 29th of May. The applicants left the meeting. At approximately 6:40, Ricks showed up. The applicants were called and returned to the meeting.

The meeting was called to order at 6:45 and it was determined that there was a quorum.

Approval of Minutes: The minutes were corrected to reflect the meeting date of May 2nd. Woodbrey made a motion to approve the May 2nd meeting minutes as corrected which was seconded by Ricks and passed unanimously.

Application for Land Use Authorization- Unique Sleeps: Price summarized the application; Unique Sleeps will be a cabin rental facility located off Bog Pond Road (Map 14, Lot 15B). The property is 10.35 acres in size and located in the rural residential zone. Areas of the property are also floodplain and shoreland zoned. The project will consist of rental units, a tenting area, community bathroom and a manager's office with associated parking.

Bob Paradis, applicant and owner of the property, was present.

Ricks asked if this would be open year-round. Paradis confirmed that it would be, except for the tenting area.

Price began the review of the Section 14.C and Section 16 performance standards. Related to Section 16.B, there was a discussion about the speed limit on Bog Pond Road. Haley believes that it is 35 mph while Price thought it might be 45 mph. The winter gate blocking Bog Pond Road has been moved and will not affect the winter access to the property. The applicant proposed 2 entrances to the project; the main entrance would remain open all year and the other would not be used in the winter since it is where the snowmobile trail is located.

The Board continued their review of the performance standards. Related to Section 16.G there was a discussion about lighting. Lights will be located on each building, at the rear property corners and at the community bathroom, which will be a lighted cupola. Paradis confirmed that he will use LED lights and that they will be downturned.

There was a discussion about noise generated onsite related to Section 16.H. Paradis reported that he intends for this to be an upscale, family oriented use with 2-4 people at each rental unit so there will be no large parties. He also hopes for more weekly rentals and less weekend rentals which may also reduce parties and noise. This lead to a discussion about the tenting area. This is intended to be a group area and not numerous separate sites. Price made a recommendation to prohibit fireworks.

In reviewing Section 16.I parking standards Price questioned the number of spaces proposed for the tenting area. Paradis further explained that the tent area will be a group area for 1 family so there may only be 1 parking space needed.

The Board continued review of the performance standards. Ricks questioned whether the road through the project will be elevated to which Paradis replied that it will be at grade. Paradis has met with DEP and needs permits for the culvert to cross the stream. He is having an engineer design that crossing.

There will be 2 wells onsite and the well locations have yet to be determined.

The Board reviewed the standards of Section 20.C.14 related to roads and driveways in the Shoreland Zone. The CEO explained that she met with Paradis at the property the previous week to review the road location over concerns about its proximity to the wetland. She noted on the plan where the wetland was located and that there are ordinance limitations on roads closer than 50 ft. to the wetland. She will check in with DEP to confirm her ordinance interpretation and see if there are avenues to allow a road that serves for emergency access near a wetland. Paradis confirmed that the purpose of the road circling the property is to allow for emergency access to the property but that he can consider a cul-de-sac road configuration with only one project entrance if there is no way to construct a road adjacent to the wetland. Price stated that it makes sense to have 2 entrances to the project. The CEO also noted that this is part of the second phase of the project and that construction of the road is not imminent.

This opened a discussion about the project timing and phasing of the project and approval. Price noted that projects have been approved in the past on a phased basis. The first phase will all take place on one side of the brook and the second will be on the other side and will need a separate septic system which has yet to be designed.

Price inquired about road width and whether fire trucks will be able to access the property. The CEO stated that she can get recommended widths from the Fire Chief. Paradis intends to construct the road wide enough that 2 vehicles can pass on the road.

Ricks asked how many units are in each phase of the project. Paradis replied that there will be 4 in each. Ricks questioned whether the project should be approved in phases. The CEO noted that the applicant submitted an application that did not ask for a phased approval but that the Board could potentially make a condition that requires checking in with the Board when the second phase is planned to ensure the road and septic system meets the standards. There was discussion about phasing. The CEO also noted that she expects that she will be very involved in the project since each cabin will need building and plumbing permits and that the future septic system also needs her approval. Price thought that this would place a lot of burden on the CEO. Woodbrey and Ricks noted that they were ok with that.

Price made a motion to accept the application as complete. The motion was seconded by Ricks and passed unanimously.

There was a discussion about fire pits and permits associated with that.

Price made a motion to approve the application with the following conditions:

- There may be no explosive materials on the project except for common grill propane tanks.

- No light may escape the boundaries of the property.
- The owner must ensure that noise is kept to a minimum.
- The dumpster must be enclosed and any long-term storage areas need to be screened.
- Silt fence must be in place until construction is complete. Within 6 months of completion of construction the silt fence must be removed and the disturbed ground needs to be revegetated.
- Fires must be in fire pits and fires must be permitted as necessary by the Fryeburg Fire Department.
- All applicable DEP permits must be approved and in place and if permits are not approved by DEP then the applicant must come back to the Planning Board to revise the application.
- If the project is not complete within 4 years of the date of approval then the applicant must come back to the Planning Board.
- Roads and associated construction must be located entirely on the property.

Woodbrey seconded the motion and it passed unanimously.

CEO Report: Price made a motion to accept the CEO report which was seconded by Woodbrey and passed unanimously.

Public Forum: n/a

Other Business: Haley began a discussion about having Beginning with Habitat (BWH) attending a Planning Board (PB) meeting. This had been discussed at meetings in the past but since the PB had a busy meeting schedule for a couple of months no date had been confirmed with BWH. Haley also noted that the Conservation Committee was interested in hearing from BWH and that she had talked to Sherri Billings about this. Price asked if this was something that the Conservation Committee might want to take the lead on. Ricks (also the Conservation Committee Chair) felt that it would be more appropriate for the PB to organize. Haley suggested that she try to arrange for BWH to come on a Tuesday that was not a regularly scheduled meeting, which the Board agreed to. Once a meeting is arranged then the Conservation Committee, Selectmen, and Water District will be invited to attend as well.

Haley brought up some potential ordinance revisions that the PB might consider investigating. These were related to medical marijuana and caregiver storefronts, hemp production, and determining when processing of agricultural products becomes manufacturing. These are issues that people have approached the CEO about and which she feels are areas that could be better addressed in the Land Use Ordinance. There was a discussion about these topics. The CEO also reminded the PB that property maintenance ordinance standards were still needing to be addressed.

The next meeting will be Tuesday, May 26nd at 6:00 p.m. at the Town Office.

Price made a motion to adjourn, which was seconded by Ricks and passed unanimously.