

**MINUTES
TOWN OF SEBAGO
PLANNING BOARD MINUTES
7:00 PM
Tuesday, November 10, 2020
TOWN HALL BUILDING**

I. Call to Order

Paul White called the meeting to order at 7:00p.m.

Present: Jim Jansz, Dick Perry, Andrew Plummer, Tina Vanasse, Paul White, Code Enforcement Officer Brandon Woolley, Recorder Desirae Lyle.

Guests Present: Michael and Melanie Bouffard, Susan, Joseph and James Coyne, Donald Gosselin, Larry Cobb

RECORDER'S NOTE: The minutes reflect the order in which the agenda items were discussed.

II. Correspondence

Desirae Lyle noted that the list of 2021 Planning Board meeting dates was mailed to the Board members with the November 10, 2020 meeting packet.

Desirae Lyle advised the Board that Dick Perry who was absent from the last meeting held on October 13, 2020 has reviewed the minutes from that meeting and listened to the recording or watched the video of the proceedings. He has completed the "Member's Affidavit Regarding Missed Planning Board Meetings" attesting to this fact and will therefore be allowed to participate in the approval process for tonight's agenda item. The original copy of the affidavit will be filed in the official Planning Board Meeting Minutes file. A copy will also be filed in the Planning Board file for this proposed project.

III. Open to Public Questions

None

IV. Review of Minutes (October 13, 2020)

Tina Vanasse made a motion to approve the October 13, 2020 meeting minutes as presented. It was seconded by Andrew Plummer. Motion carried with all in favor.

V. Public Hearing – Site Plan Review – Expansion of Use – Applicant is Michael Bouffard - (Property owned by Lionel Bouffard) Map 18, Lot 70

Paul White opened the Public Hearing portion of this meeting at 7:02pm.

Mr. Bouffard explained that he would like to add a rental unit to his property above the existing garage. Mr. Bouffard stated that he will not be using the ATU (Aerobic Treatment Unit) unit as stated at the previous Planning Board meeting, but will be replacing the existing septic tank with a new tank that is 60 feet by 12 feet long; this is the same size as the existing tank. Waste will go through two treatments before being released into the leach field. The ATU unit would have required an additional 3,000 gallon holding tank. Mr. Bouffard submitted a diagram of the proposed system to the Board which will be included in the file for this project. Mr. Bouffard explained that the system will be inspected and serviced semiannually, and if Mr. Bouffard were to sell the property there a stipulation in the deed that the system will need to be serviced semiannually.

Paul White invited the members of the public to ask questions pertaining to the project at this time. Susan Coyne asked if the proper permits had been obtained from Portland Water District (PWD), her concerns are for the proximity to the lake and public safety. Mr. Bouffard stated that he has already obtained the permits needed from PWD. Mrs. Coyne gave the Board members a letter expressing her concerns. The Board reviewed the letter explaining that many of her concerns will be addressed as the meeting continues. This letter is attached to and does hereby become a part of the original set of these minutes.

Paul White asked the members of the public if there were any more questions. James Coyne asked how many people this (septic) system is meant for. Melanie Bouffard noted that the system is rated by bedrooms, not by people. Brandon stated that it is rated for eight bedrooms which would be approximately sixteen people. He confirmed that this system is adequate for the proposed number of bedrooms. Brandon noted that the septic design has been reviewed by the Town, State Health Department and Septic Inspector and PWD. He explained that the addition of the pretreatment system will be a vast improvement over the existing system, it will almost double the capacity of the existing system. Brandon also explained that there are no one bedroom systems, they are rated at intervals of two, and therefore the studio is an open one room rental but is classified as two bedrooms. There are currently three residential dwellings on this lot; two are currently using one design. The third unit, the long one along the property line, was an existing system that was installed in the 1940's or 50's, the design is unknown. This new design with the addition of the pretreatment system enables the unknown design to be hooked into it as well as accommodate the garage. There will be three 1,000 gallon tanks as well as the pretreatment system. Brandon corrected his earlier statement that this will accommodate eight bedrooms; it will in fact accommodate ten bedrooms. In terms of bedrooms, the potential occupancy of a bedroom would be two people, so Mr. Bouffard could accommodate up to twenty people. Mr. Bouffard explained that he is semiretired and is looking forward to spending time on the lake

Paul White confirmed that the garage is an existing structure and that the studio rental is an allowable use. In response to a question about zoning Brandon Woolley explained that the Town of Sebago has districts not zones, there is a Shoreland Zone, and each district has allowable uses. Brandon mentioned that it does get confusing at times because the Land Use Ordinance (LUO) and the Shoreland Zoning Ordinance (SZO) are both being used in this case. In the definition section of the SZO it defines a rental property as a residence, so in the Shoreland zone multiple residences are allowed on a single lot with Planning Board approval. Brandon as Code Enforcement Officer can allow up to two residences on one lot but any more than that needs Planning Board approval. The

proposed use is allowable under the ordinances in the Shoreland Zone or Village District. This lot has a length history of being a rental property and is grandfathered.

James Coyne asked again to clarify how many bedrooms are on the premise and is there a limit to the capacity of the rentals. Melanie Bouffard confirmed that the little cottage has considered a two bedroom and sleeps four people; the studio above the garage is one bedroom (rated for two) sleeps two people, and the other house has two bedrooms and a couch and sleeps six. The main house will not be rented. Mr. Bouffard reported that his biggest group of renters this summer was ten people, so including the Bouffard's there were twelve people occupying the property at one time.

Paul White reminded the members of the public that after the close of the Public Hearing they will not be allowed to ask any other questions. With no other questions asked Paul White closed the Public Hearing at 7:29 p.m.

VI. Old Business

a. Site Plan Review – Expansion of Use – Applicant is Michael Bouffard - (Property owned by Lionel Bouffard) Map 18, Lot 70

Paul White asked the Boards opinion on the project and if they could see that it would have any environmental impacts. Andrew Plummer felt that the improvement of the septic with the pretreatment system will be beneficial. There have been no changes to the footprint. Tina Vanasse asked if Brandon will receive copies of the inspections of the system. Brandon explained that this pretreatment plan is required to be recorded at the Cumberland County Registry of Deeds, and the requirement for the system to be inspected, serviced and cleaned every six months is in that deed. Tina Vanasse asked to go on record and request that the a copy of each inspection report that is to be done every six months be given to Brandon so that it can be kept in the code file for this property.

Brandon Woolley confirmed that there are no outward changes to the property and Mr. Bouffard has shown to be a good steward of the property. The Board asked about vehicular access. Mr. Bouffard explained that all parking will be on the property. Brandon feels that Mr. Bouffard has adequate parking for the occupancy. There is no public parking on Naomi Street, but Tina Vanasse confirmed with the Sherriff's Department that vehicles can park on Route 114 as long as all tires are beyond the white line, which is tough in some spots.

Tina Vanasse asked how close Mr. Bouffard's septic is to the Coyne's well. Mr. Bouffard stated that the Coyne's well is sixty eight (68) feet away from his septic. Brandon Woolley stated that most new septic designs that are engineered in the Long Beach area require State variances because of the proximity of the wells to the septic system is outside of Brandon's authority as Code Enforcement Officer. This property required a State variance as well even though the system was already in place; the changes in adding the pretreatment system require approval. The closest well at the

time this was sent to the State was Mr. Bouffard's well which is forty five (45) feet away from the system. The pretreatment system is better for everyone involved because the waste water is cleaner and if Mr. Bouffard had decided to expand the system instead there would have been more damage to the property such as excavation of the paved driveway. Brandon confirmed that the engineers that designed the system, the State, PWD and he himself scrutinized this as the proximity of the wells was taken into consideration. There will be no change to the lighting, and there is only one sign on the main house. Brandon confirmed in response to changes in stormwater drainage that there are no changes being made to the property. Brandon drew the Boards attention to the ordinances and the importance of the health and safety of the inhabitants and the neighborhood. These rentals do conform to the standards required by the ordinances.

Brandon Woolley confirmed that all the necessary permits have been obtained. Desirae Lyle confirmed that all fees have been paid for this project.

Jim Jansz made a motion to approve the application as presented. It was seconded by Andrew Plummer. Motion carried with all in favor.

The Board members signed the Decision Form; a copy of this signed document will be included with the official Decision Letter to the applicant. The original signed copy is hereby included with the file documentation for this project.

b. CEO Updates

None

c. Goal Setting Items

1. Review of Application Processing Documents

None

VII. New Business

None

VIII. Adjournment

Tina Vanasse made a motion to adjourn at 7:54 p.m. It was seconded by Andrew Plummer. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
Administrative Assistant/Deputy Clerk