

**MINUTES  
TOWN OF SEBAGO  
PLANNING BOARD MINUTES  
7:00 PM  
Tuesday, January 11, 2022  
TOWN OFFICE BUILDING**

**I. Call to Order**

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

Present: Carolyn Calarese, Andrew Plummer, Tina Vanasse, Bev Vucson, Paul White, Code Enforcement Officer Brandon Woolley, Recorder, Desirae Lyle

Guest Present: Tony & Stephen Vacchiano, JP Connolly – DM Roma Consulting Engineers, Mark Roy, Linc Douglas, Janice Johnson, Erin & Michael Carew, Phil & Claudia Lowe, Heather & Kyle Gorzik, Carmen & Shawn Leighton, Susan & Douglas Newton, Tina Libby-Hook, Richard & Phillip Hook, Susan & Michael Farrell, Marie Brume, Shannon St. Peter, Patty Taylor, Eric Shute, Sandra & Kevin Miner, Bob & Marcy Laliberte, Cathleen Griffin.

**II. Correspondence**

- a. The Board received a copy of Jim Jansz's resignation from the Planning Board.
- b. The Board received a letter from Mr. & Mrs. Laliberte regarding the quarry owned by Gorham Sand & Gravel.

**III. Open to Public Questions**

Paul White asked if there were any general procedural questions from the public.

Carolyn Calarese made a motion to go into executive session 1 M.R.S.A. 405 (6) (A) Personnel Matter at 7:01 p.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

The Board reconvened at 7:16 p.m. No action was taken during Executive Session.

There were no questions at this time.

**IV. Review of Minutes (December 14, 2021)**

The minutes were not available to the Board with enough time to review them properly. The December 14, 2021 minutes were tabled for approval until the February 8, 2022 meeting.

**V. Old Business**

**a. CEO Updates**

None

## **b. Goal Setting Items**

None

## **VI. New Business**

### **a. Site Plan Review Application – DM ROMA Consulting Engineers – Map 9, Lot 18 – Land Lot – Proposed Commercial Self Storage Buildings**

Bev Vucson noted that there is a potential appearance of a conflict on her part as Mr. Vacchiano plows her driveway.

Tina Vanasse mentioned that the 11x17 plan is small and she had a hard time reading it. Mr. Connolly noted that a digital copy was sent to the secretary, Desirae will forward that email in the morning.

Mr. Connolly explained that the project site is 5.17 acres on Sebago Road. The applicant is proposing five (5) storage buildings and a gravel area for outdoor storage. There are areas on the property that will remain forested that will have easements that restrict cutting the trees. The five (5) buildings will hold a total of 222 units. Bev Vucson asked about the lighting and how the applicant can ensure that the lighting won't impact the residences. Mr. Connolly believes that the remaining trees will sufficiently buffer the surrounding area, and the wall packs that will be installed on the buildings and aim down to illuminate in front of the units. Mr. Vacchiano confirmed that there will be ten (10) lights on each building and that the lights will only be on at night. A gate will be installed on the driveway and a fence will be installed along Route 114 and Hawkes Road, the side facing the applicants remaining property will remain open so that he can access the property to plow and maintain the area. The applicant will be planting vegetation to help with erosion. The outdoor storage will be for boats, camper and items of the same nature. The opening for the driveway will be the only line of site into the property, the trees will buffer and hide the buildings. Mr. Vacchiano will be running the business out of his home.

Andrew Plummer suggested installing mesh over the fencing to help with the buffering. Andrew also asked that the applicant provide a planting schedule to add evergreens to the tree line along the roads to help buffer during the winter when the leaves on the trees are gone.

Bev Vucson suggested using motion sensor lighting so that lights are not on all night long. Mr. Connolly stated that there may be an insurance requirement for the lights remain on all night, and that there are lights with different intensities that he will look into. The hours will differ during the summer and winter. There will not be 24/7 access to the units. Bev asked about what requirements Mr. Vacchiano will have for the units so that hazardous materials aren't stored in the units. Mr. Vacchiano stated that he has a contract for anyone renting the units to sign, that details what can and cannot be stored. There are specific requirements for storing vehicles that is in the contracts.

Carolyn Calarese asked about the height of the buildings. The buildings are twelve (12) feet tall with eight (8) foot doors. Mr. Vacchiano noted that the buildings that are 170' by 40' will have forty-eight (48) units each, and the 170' by 30' will have forty-two (42) units

each. Mr. Connolly noted that he doesn't predict any high intensity traffic into or out of the property. There is ample parking on the property, and the line of sight exiting the property is ample as well, as it exits onto a straight away on Sebago Road. The gate is set back eighty (80) feet from Route 114 which would allow a truck and trailer to pull in and be off the road. There will be a small externally lit sign. A driveway permit has already been obtained from Maine Department of Transportation (MEDOT).

Paul White explained the process and asked Brandon if the application is complete. Brandon stated that yes, it is complete. Paul explained that there will be another meeting and the Board can ask for more materials. Brandon suggested that the Board ask the applicant for a copy of his contract. Paul did ask for that and a copy of the law or insurance requirement for the lighting. Andrew Plummer asked for a plan for vegetation to add evergreens to the existing trees and the mesh for the fence. The Board asked for the applicant to flag where the buildings will be and where the lot lines are. Mr. Vacchiano agreed to the Board parking in his driveway for the site walk.

Andrew Plummer made a motion to hold a site walk on Saturday, January 22, 2022 at 9:00 a.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

Mr. Connolly asked the Board if they have any changes or suggestions for the layout, he will be submitting a stormwater plan to the Department of Environmental Protection (DEP). Paul White stated that it looks like the applicant is addressing the stormwater concerns and unless other Board members have concerns, the proposed plan looks acceptable. There were no other questions and Mr. Connolly noted that the DEP process may take close to sixty (60) days and may coincide with the Board meetings. Paul noted that the Board can hold the site walk and public hearing and then wait for the applicant to obtain the DEP permit before they finalize approval if needed.

Andrew Plummer made a motion to hold a public hearing at the February 8, 2022 Board meeting. Bev Vucson seconded the motion. Motion carried with all in favor.

Andrew Plummer listed the items that the Board would like the applicant to look into and submit for the Board to review as necessary: 1. Lighting, 2. Planting schedule, 3. Mesh for the fencing, 4. A copy of the contract, 5. Information for the insurance regarding the lights.

Paul White noted that those items have been asked for but do not necessarily stop the Board from accepting that the application is complete tonight. Paul suggested that the applicant review the Land Use Ordinances Site Plan Review Section 7 and be prepared to answer any questions regarding that section.

Tina Vanasse made a motion that the application is complete. Andrew Plummer seconded the motion. Motion carried with all in favor.

Desirae Lyle confirmed that all fees have been paid to date.

#### **b. Elect Vice Chair**

Paul White made a motion to nominate Andrew Plummer as vice chair. Tina Vanasse seconded the motion. Motion was carried with all in favor. (Andrew Plummer did not vote.)

## **VII. Adjournment**

Tina Vanasse made a motion to adjourn at 7:48 p.m. It was seconded by Bev Vucson. Motion carried with all in favor.

**Respectfully Submitted,**



**Desirae Lyle**  
**Administrative Assistant/Deputy Clerk**  
**Approved at the February 8, 2022 Meeting**