

Town of Washington
Planning Board Summary
March 12, 2024

Attendance: Micah Nelson (Chair), David Studer (CEO), Seth Anderson, Will Cassis, Kristie Grant (VC/S), Steve Ocean (Alt.)

Absent: Erick Anderson (Alt.), Samuel Collins

Public Attendees: Jen Evangelos, Aiden Evangelos, Evelyn Evangelos, Ethan Evangelos, Bo Marks

Meeting opens at 7:00 p.m.

The Board reviews the February summary. Will Cassis motions to approve as written. Seth Anderson 2nd, all in favor, the February summary is approved.

Pre-Application; Proposed multi-unit rental house on Vanner Road:

Ethan and Jen Evangelos are proposing a two-level house with 3 total rental units on the corner of Vanner Road and Rt 17. The new LD2003 definitions will be put to public vote on March 30th, and if it goes favorably the Evangelos would like to proceed with construction in Spring of 2024. The Town has a moratorium in place on LD2003 projects until July when the Town ordinances must be compliant with the States regulations to discourage barriers to housing development. Jen Evangelos notes that the project will inevitably be able to move forward with Code Enforcement overseeing the process but at the moment the current procedure includes several more requirements. Taking that into regard the Evangelos would like to request the Planning Board waive the standard procedure so the project could begin as soon as conditions permit. Steve Ocean researched the matter and the legislation states that the Public must pass the ordinance and the date it takes effect will be determined at that time. Micah Nelson says the Planning Board at this moment would require a site plan for a project like this and will not obstruct them from moving forward if they choose to. Steve Ocean asked how far the proposed building would be from the roadway and if there was any garage proposed. Bo Marks also asked how close they would be from their closest abutting neighbors property line? Jen Evangelos says there might be a small outbuilding to house the rubbish, but no garage is anticipated. Ethan Evangelos expects to be an estimated 75 feet away from the road and 75 to 100 feet from the stone wall that marks the property line to the neighboring lot. Will Cassis wants to confirm that the building plan submitted will include the basement egress' noted. Seth Anderson questioned about which fire detection system is required. Ethan Evangelos confirmed the plan submitted and Dave Studer adds that in new construction hard wired smoke detectors are required in rental properties. Will Cassis asked if the Town had the ability to push the date further than July if the vote moves in that direction? Steve Ocean recommended contacting Peter Drum for guidance as things materialize. Micah Nelson notes that many towns are changing the definitions to mitigate the impact of LD2003 but at this time July is the deadline for compliance. He will contact Peter Drum and be in contact with the applicants with any information. The project will be added to the April agenda.

CEO Report:

Dave Studer has prepared an up-to-date list of plumbing permits for review.

Code enforcement has resolved a complaint from 466 Waldoboro Rd in regard to a sanitation concern. The location needs a septic and does have a design for the lot but in the interim are using a camper trailer with storage tank that requires pumping. The occupant has been bringing water in and has a dumpster on site.

Ferraiolo construction has been processing from the Dragon cement plant that is closing and they are looking to the Vanner pit as a replacement source of materials . The current lease is held by Lane Construction and Dave Studer has received notice from the DEP that they intend to move a rock crusher to site. They will need to get a permit before starting it up. The pit is currently inactive, and 90-95 homes would be impacted by activities resuming. Bo Marks brings up the case of "Law vs Lane" where it was determined that a wash pond was considered an accompaniment to the crusher as it requires a water source to function. This would put more responsibility on town to make sure appropriate measures are taken to protect the aquifer that would impact surrounding residents. The permits had been issued in the early 2000's and Dave will research what they are currently permitted for.

The Town would like to dig its own fire pond in the town pit. The town pit provides the road sand and repair material to the town. A fire pond would be accessible to the fire department if the DEP approves the request.

Meeting adjourned at 7:58 p.m.

Respectfully submitted,
Kelly Hassanein