

Zoning Board

March 5, 2008

Memorial Building

7:00 P.M.

These minutes are to be considered draft minutes only until they are approved by the Board at their next meeting.

Present: B Manning, Cynthia Hayes, Gene Hayes, Barbara Dunlap, Bill Sullivan, Doug George, Tom Naughton

Minutes: The following corrections were made to minutes of February 6, 2008; page 1, under Present; "Tom Norton" changed to "Tom Naughton". Cynthia made a motion to accept the minutes as corrected; this was seconded and unanimously approved.

Literature and Correspondence: There was a letter from the Conservation Commission informing everyone of the Natural Resources Inventory meeting on March 17, 2008.

Tunis, LLC: B read aloud the Notice of Decision for Tunis, LLC to see if anyone on the Board had any corrections. They did not. The town does need a copy of the plans which include the additions to page C-3 and a set of 11" x 17" plans to file.

By-Laws: The Board wishes to re-do the by-laws. They will take this project on, one subject at each meeting starting in April; the topic then will be ALTERNATES.

Springfield Power-Request for a Variance from Article III, Section B (3) d of the Springfield Zoning Ordinance. Present: Chuck Theall, Mike Hunter. B stepped down, and Cynthia then became chair. Springfield Power wishes to install a new pollution control device which exceeds the height limit of 35'. There were minutes from the site visit on March 1, 2008. Bill made a motion to accept these minutes, 2nd by Gene, all in favor. The power plant is a pre-existing non-conforming business. The Board will want to look at whether installation of this new device will make them more non-conforming.

B spoke for the lumber mill in favor of the plan. Chuck told the Board this device is like a catalytic converter and will reduce emissions by approximately 80%. The plant does not think it will affect abutters at all.

The Board was concerned about the noise level. Chuck told the Board that they would measure the noise level, and if the noise was increased they would shield the fan on the new equipment.

There was concern about lighting on the equipment and whether it would be adding to the total light put out by the plant. Chuck said that this lighting would be shut off at night unless someone needed to perform a check or repair. It was further added that the lighting would have shields /shades to prevent spillage of light over the top of the bulb.

The device is 211' from the wetlands, which is more than the required 100'.

There will be no increase in traffic to the plant because of this addition.

The total height of the new pollution control device would be 52', including light poles. Many of the buildings and stacks surrounding it are taller.

There was no one at the meeting who spoke against the request.

Cynthia closed the Hearing.

After some discussion a motion was made by Bill to grant the variance to allow installation of the pollution control device which exceeds the 35' height limit with the following conditions:

1. Maximum height of 52'

2. There is no increase in noise level as measured at the property line on Georges Mills Road
 - o Measured 3 times pre-installation by April 15, 2008.
 - o Measured 3 times post-installation by April 30, 2008.
3. Lighting for this device will be shielded and off at night.
4. The equipment is certified to be in proper working order.

The motion was seconded by Gene and all members voted in favor.

Joseph and Arlette Miller- Request for a Variance from Article III, Section B 3(b)2 b and Article III, Section A 5 of the Springfield Zoning Ordinance. Applicants wish to put the leach field for a proposed 2-bedroom home on the adjoining lot, both lots already owned by the applicants. Present: Lloyd (Sam) Vose from RCS Designs representing the Millers, Robert Heath, Dan Condon (Lake Association), Tom Duling. Barb stepped down as she works for the Millers. A letter authorizing Sam to represent the Millers was read aloud by B. Since this is Bs last meeting he thought Cynthia should chair this hearing because it would probably be continued until next month.

The lots being discussed are adjoining 0.75 acre pre-existing lots of record. Lot 2 could not have a septic system at all without using lot 1. There is a 3-bedroom house on lot 549-481 (Lot 1). The leach fields will both be on lot 1 with cross easements. The leach field for the 3-bedroom home will be updated but not increased; its location will stay the same. The two leach fields would be 20' apart. The septic tank for the proposed house would be a waterproof tank, 98' from the lake. A 2" heavy duty sewage line would go from the tank to the leach field. The septic tank and the line in several places do not meet the 40' setback requirement. The new leach field does not meet setback requirements from the property lines and is less than 125' (109.7') from the man-made pond across Lamson Lane.

Mr. Vose read aloud the answers to questions in the Application.

There was discussion about the Zoning Ordinance and whether the 125' setback applies to the leach field only or to the entire septic system. The plan is to install a Presby Enviro-septic system. Although he has installed Clean Solutions, Mr. Vose doesn't feel it would be best for this situation.

The proposed well on the new lot would need a well release. B wondered if there were other options for well location.

There was discussion about the areas on the property which are classified as poorly drained and very poorly drained soils, along with an intermittent stream. Mr. Vose says these are not jurisdictional soils (i.e., wetlands) and therefore there are no setback requirements. His plan is stamped by a Certified Wetlands Scientist. The house is 22' from the very poorly drained soil, which sounds like wetlands to Cynthia.

The house is 100' from the lake and there are plans to clear 25' around the house site.

Lot 1 currently does not meet loading for a 3-bedroom septic system. Using Mr. Vose' plan would allow both lots to meet loading.

Dan Condon spoke representing Kolelemook Shores, which is the association of landowners for that section of the lake. There were concerns regarding drainage, condition of the road, and the man-made "frog pond". Sam says the pond is 10-12 feet above the septic system and he was sure that water would drain away from the leach fields and not pool on top. The other landowners wanted to be sure that Lamson Lane was returned to its original condition after any construction. The Board thought they might have Ross Stevens assess the road conditions before and after. Mr. Vose will get septic designs and cross easements done.

He needs to bring in a site plan next time which includes;

- The 50' buffer from the Lake
- Silt fencing

- Tank size
- House dimensions
- Legends
- Location of foundation drains
- Notes on plan for following State regulation of disposal of soil from a leach field

A site visit was scheduled for March 29, 2008 at 9:00 am. The Board wishes Ross Stevens to be there. Mr. Vose will have areas flagged at the site including:

- Septic systems
- House
- Sewer line
- Wetlands

A decision will be made on Wednesday, March 26 if the visit will be cancelled because of too much snow on the ground.

The Hearing was continued to April 2, 2008 at 7:15 pm.

The meeting was adjourned at 9:45pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary