



Findings of Fact

Planning Board, Town of Blue Hill

Regarding an application for

Pleasant Street Housing Development

Tax Map 30 Lot 6

Applicant

Andrew Norris, Alexandra Hammond, Curtis Jaffray

Findings of Fact

Street address:

684 Pleasant Street

Property owner:

Andrew Norris & Alexandra Hammond

Description of the existing use(s) of the property:

Small single-family dwelling to be demolished, remaining land is vacant

Description of the proposed use(s) of the property and the nature of the application:

The project proposes to develop housing on a parcel of land approximately 21 acres. The project proposes five buildings, each with two units, and each unit with two bedrooms. The size of each building is 2,000sf with the exact final configuration to be determined. The project proposes access to the project with two entrance/exits.

List of materials submitted at each stage of the application process:

Materials submitted for the February 14th, 2024 Planning Board Meeting:

1. Application form, financial capacity, narrative, location map, existing conditions survey, significant sand and gravel aquifers, tax map, abutters list, deed, flood map, groundwater, protected natural resources report, traffic, lighting, signage, site conditions, stormwater, wastewater disposal, water supply, construction plan, drawings – 2/1/2024
2. Abutter certified mail receipts – 2/7/2024
3. Letter from well driller – 2/14/2024

Date(s) on which the Board met to consider the application:

February 14th, 2024, and March 13th, 2024

Date(s) on which the Board conducted a public hearing on the application:

March 13th, 2024

Brief description of substantive materials and testimony received at the public hearing:

Abutters to the north west informed the Board that there is a possible property line dispute with the applicant's land. Another abutter voiced their concern regarding the increase of traffic on Pleasant Street with the additional 10 homes.

Planning Board Approval Criteria

Pollution: The proposed subdivision will not result in undue water or air pollution.

Sufficient Water: The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision, and they have provided written assurance that they have sufficient capacity to serve the site.

Municipal Water Supply: Not applicable

Erosion: The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

Traffic: The proposed subdivision will not cause an adverse effect on the existing traffic, and a MDOT Driveway permit has been obtained and will be provided to the CEO once received from MDOT.

Sewage Disposal: The proposed subdivision will provide adequate sewage waste disposal. The applicant has provided Subsurface Wastewater Disposal System applications for the proposed project.

Municipal Solid Waste Disposal: The proposed subdivision will not cause an unreasonable burden on the municipalities ability to dispose of solid waste.

Aesthetic, Cultural and Natural Values: The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

Conformity with Local Ordinances and Plans: The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any.

Technical and Financial Capacity: The subdivider has adequate financial and technical capacity to meet the standards of this section.

Surface Waters: The proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

Ground Waters: The proposed subdivision, serviced by private water and septic, including measures to control stormwater run-off, will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

Flood Areas: Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant, the Planning Board has determined the development portion of the property is not in a flood-prone area.

Freshwater Wetlands: The proposed subdivision has mapped and identified all freshwater wetlands within the development.

Farmland: The proposed subdivision has identified any farmland on maps submitted.

River, Stream, Brook: The proposed subdivision has mapped and identified any river, stream, or brook within or abutting the development.

Stormwater: The proposed subdivision will provide adequate storm water management.

Spaghetti Lots Prohibited: Not applicable.

Lake Phosphorous Concentration: Not applicable.

Impact on Adjoining Municipality: Not applicable.

Decisions

Date Application Accepted as Complete for Review:

2/5/2024

Waiver(s) Granted:

None requested or granted

Decision(s) voted on by Planning Board:

(From the February 14th, 2024 minutes)

Pleasant Street Housing – Curtis Jaffray and Alexandra and Andrew Norris presented a 5 duplex housing development located on Pleasant Street. After a review the Board found the application to have provided all necessary documents.

Motion: Scott motioned to find the application complete. Gavin seconded. Approved 4-0.

(From the March 13th, 2024 minutes)

Pleasant Street Housing Development Application Review for Approval – Wilson King abstained to vote on this application due to the applicant’s agent being family.

Motion: Scott motioned to approve the application as presented with the conditions of the Code Enforcement Officer (CEO) receiving the MDOT approved driveway permit and a consult between the Town Attorney and the CEO regarding the property line dispute. Sergei seconded. Approved 4-0-1.

Final Plan Approval Date:

March 13th, 2024

Conditions for Final Approval (if any):

Provide MDOT entrance permit to CEO and have the CEO consult the town’s attorney regarding the property line dispute.

Expiration Date (if conditions are not satisfied):

None

Scott H. Blanchard

Chair, Planning Board

3/20/2024
Date

