LUPC SUBDIVISION RULE REVIEW

Technical Issues Tabulation Sheets

Preliminary Feedback from Meeting #3

February 25, 2015

Jeff's Catering, Brewer

The following sheets contain notes from the preliminary feedback on two technical issues (soils mapping and investigation, and maximum road grade) that the LUPC received during Stakeholder Meeting #3. Stakeholders will have the opportunity to comment on the accuracy and completeness of the notes from Meeting #3, and to provide additional feedback on these topics during the afternoon session of Meeting #4.

1. Should the intensity of the soil survey for a subdivision be determined on the basis of developed vs. undeveloped area, density, or a combination option? Initial Responses Additional Discussion and Comments Intensity should be up to the flandowner, soil scientist, or design engineer Additional Discussion and Comments Intensity should be based on site characteristics not development or density Additional Discussion and Comments Weed higher intensity for soil defeed now, should be used more NRCS mapping is more accurate and field verified now, should be used more NRCS mapping is more accurate and field verified now, should be used more when wetlands map available, well-drained soils; not with shallow, wet, steep slopes or close to waterbody Use higher intensity or roudeveloped areas, but have field verified by C.S.S. (Class C) when wetlands map available, well-drained soils; not with shallow, wet, steep slopes or close to waterbody Use NRCS map for undeveloped areas, but have field verified by C.S.S. (Class C) Additional Discussion and Comments Initial Responses Additional Discussion and Comments Use NRCS map for undeveloped areas, but have field verified by C.S.S. (Class C) Additional Discussion and Comments Initial Responses Additional Discussion and Comments Use NRCS map for undeveloped areas, but have field verified by C.S.S. (Class C) Additional Discussion and Comments Initial Responses Additional	SOIL INVESTIGATION AND MAPPING		
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Documentation required by DEP should be modified, its overkill Test pit summary log and one soil description is sufficent. Soil description isn't needed for every test pit	Test pits don't take a lot of time		
	Documentation required by DEP should be modified, its overkill	Test pit summary log and one soil description is sufficent. Soil description isn't needed for every test pit	
4. If number of test pits reduced to one, in what situations would requiring a written certification by C.S.S. provide a resonable alternative?			
Initial Responses Additional Discussion and Comments			
Any certification has to be done by site evaluator not C.S.S.	*		
Code requires site evaluator to verify that soil area is sufficient for dispoal bed			
Stamped site evaluation is guarantee that soils are sufficient in area			
	1 0		
5. What soil conditions or designs would necessitate additional test pits to ensure there are adequate soils to accommodate the disposal bed?			
Initial Responses Additional Discussion and Comments			
LUPC should adopt DEP model	-		

MAXIMUM ROAD GRADE 1. Will the possible option under consideration for maximum road grade work for the UT and does it address the original issue identified? Initial Responses Additional Discussion and Comments Research should include fire code standards for northern states Additional Discussion and Comments Should winter conditions of snow/ ice be considered Initial Response A lot of places may be seasonal use only, but no guarantee Initial Response Can require seasonal use by deed covenant Need to adjust standard for Maine's climate conditions Should "Code of the West" like document be created Notify new owners what life is like in remote areas Look to see if Carrabasett Valley has standards for road construction Road standard should at least consider fire code requirements Makes more sense to design for fire code requirements near service centers Remote areas will likely be too far, fire trucks won't reach the area in time anyway