

*05/05/08 draft*

Town of Damariscotta  
Planning Board Meeting  
May 05, 2008  
Minutes

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**A. ROLL CALL:**

Chairman of the Board, George Parker called the meeting to order at 7:05 p.m. There was a quorum present throughout. Members present were Jonathan Eaton, Wilder Hunt, Fred Sewall, and George Parker. Also present was Town Planner, Anthony Dater.

The audience included:

- Dave Lawlor, 319 Main Street Damariscotta, ME - Applicant/representative Mobius, Inc.
- William Floyd, 20 Water Street Damariscotta, ME - Project manager for Mobius project.
- Jon Whitten, Jr., P O Box 339 New Gloucester, ME - Project engineer for Mobius project.
- John Shields, Archetype Architects, 48 Union Wharf Portland, ME - Architect for Mobius project.
- Glenn Dumont, Peachy Builders, 105 Old Winthrop Road Augusta, ME - Building Contractor for Damariscotta Hardware project.
- Steve Roberge, 21 Mayflower Road Augusta, ME - Engineer Damariscotta Hardware project
- Robert Gardiner, 67 Headgate Road Damariscotta, ME - Applicant /Owner, Damariscotta Hardware.
- Edwin Stelzer, Westview Road Damariscotta, ME - observer

**B. MINUTES**

The Board was presented with minutes from the April 07, 2008 meeting. Jonathan Eaton stated that he was still having difficulty opening the minutes that were emailed to him. There was discussion about sending the minutes in PDF format so that they could easily be opened. The minutes were tabled until next month's meeting so everyone could have time to review them for accuracy.

**C. OLD BUSINESS**

None

**D. NEW BUSINESS**

1. Robert Gardiner, Damariscotta Hardware (MAP 1 LOT 56) preliminary plan application for an amended site plan for adding 17,787 square feet of floor area to the Damariscotta hardware Building located at 423 Main Street, in the Commercial II District.

Glenn Dumont introduced himself as the building contractor for the project. He showed a site plan and told the Board that the footprint would basically stay the same; they were planning to expand around the perimeter of the building. Dumont told the Board that there were 120 parking spaces planned

when the project was complete. He then handed the presentation over the civil engineer for the project, Steve Roberge. Roberge told the Board that they are planning to remove the existing septic system, hook into public sewer, and pave over the gravel area currently occupied by the septic system. Roberge told the Board that the new proposed paved areas are not enough of an increase in pavement to significantly increase the storm water runoff. He stated that any runoff will follow the existing ditch into the existing detention area. Roberge told the Board that they plan to add more trees in the area where the rental equipment will be. He also stated that they will take the necessary precautions for erosion control during construction. Roberge stated that the current building is currently on a private well for water, but they plan to also hook into public water, mainly because the size of the expanded building will require it to be sprinkled by the Fire Marshall.

Mr. Roberge told the Board that he has spoken with the traffic engineer who did the original study when the building was built and they are doing the calculations at this time. Roberge stated that they do not anticipate the increase in traffic flow to be anywhere near the 100 trips per day threshold, so the existing permit should suffice. He also mentioned the fact that since the original permit, there have also been several improvements to the section of Main Street in front of the Store, assisting them in this project. Roberge stated that there would some additional lighting added to the building itself, all cut-off fixtures. There are not any changes planned for the existing yard lighting. Town Planner Dater asked about the lighting plan & meeting foot-candle requirements of the ordinances. Dumont showed a plan with the specifics Dater requested on it. George Parker acknowledged receipt of a letter from the Fire Department and the Chief of Police. He asked if they had a letter from Great Salt Bay Sanitary District. Dumont stated that they did not yet, but they have spoken with Superintendent Mary Bowers about the project & she was supposed to do a letter, but he had not seen one yet.

Wilder Hunt asked Roberge again about the increased paved surface and his claim that it will not increase the run off. Roberge explained that at the Department of Environmental Protection (DEP), a gravel parking area is calculated the same as a paved one, so in this case, they are paving areas that were previously gravel parking, thus no increase as far as DEP is concerned. Hunt then asked if the catch basins proposed in the 2001 plans work properly and handle all the water. Roberge stated that he assumed it did because he had not received any complaints from anyone on it. Robert Gardiner stated that they seem to; they fill up with water and then drain. Dumont then explained that the gutter system on the existing building will be expanded for this project. Fred Sewall stated that he thought DEP preferred sheet flow to a designed gutter system. Roberge told him that in this case, either system would end up at the existing detention pond, they are trying not to let water flow across the parking lot and freeze.

Dater asked if they had the numbers to prove that the existing detention pond is able to handle the flow. Roberge told him that the plan before them now

was actually the original plan in 2001 when the building was built and it included the system currently in place. He went on to tell him that the building was actually scaled back in size, but the drainage system & pond were not, so it is already designed for the larger size. Dater stated that he had not seen any records from the original approval, so maybe the applicant should provide that information for the Board. Parker stated that he knew it was presented in 2001, however would not know where to find it at this time. Daters also asked about some very high foot-candles he noticed on the plans, noting that they exceed the ordinance maximums. Dumont looked over the plan and told him that there was a large overhead door at the location Dater was expressing concern over. Dumont stated that they should be able to make necessary changes to meet the ordinance requirements. Dater also noted that there were several lights along the southern property line that exceed the maximum as well. Parker stated that those were existing lights, not added with this plan. Dumont agreed and told Dater that they were only adding lighting directly on the building itself.

Parker went over the Fire Department letter and their requirements, noting the request for an additional hydrant on the property. Parker stated that according to the Fire Department, they would like the hydrant placed in the area of the existing gate. He went on to say he thought that would make it a private hydrant. Dumont stated that they plan to talk to Great Salt Bay Sanitary District to clarify all of that. Parker then asked if they have notified abutters by certified mail. Dumont told him that they had and that he has the receipts. Fred Sewall asked what the total square footage of the bulding would be upon completion. Dumont told him it was 34,852 square feet. The Board then went over the checklist. Parker told Roberge that they should include a letter from the traffic engineer stating that the existing DOT permit meet their requirements. The Board reviewed the answers to the performance standards. Parker noted that the ordinance requires 3 parking spaces per 1,000 square feet and with this project that would be 80 spaces. Roberge told him that they would meet this requirement easily as they have 120 spaces planned. Parker asked if there were any changes planned to the sign. Gardiner stated that there were not planning any changes to the sign or the entrance off Main Street.

The Board felt that there were enough items missing or in need of clarification that they should not act on this application until the next meeting. Parker requested that Dater issue a letter to the applicant outlining the specific items the Board needs to be submitted at the next meeting.

**2. Mobius, Inc. – (MAP 7 LOT 3) sketch plan and / or preliminary plan application for a 5-unit affordable housing multi-family residential site plan located at 35 Chapman Street, in the Commercial II District.**

Dave Lawlor, Director of Mobius, Inc. introduced himself and gave the Board some background on Mobius. He explained to the Board that they currently have a purchase & sales agreement on property located at 35 Chapman Street

and are proposing to build a 5-unit apartment complex to be affordable, supported housing for adults with developmental disabilities. He then introduced the Project Manager, William Floyd; the Project Engineer, Jon Whitten, Jr.; and the Project Architect, John Shields; and then turned the floor over to them for the rest of the presentation.

John Shields presented a site plan and went over the project, telling the Board that they plan to utilize both public water and sewer, and the complex will be sprinkled. He further stated that they have made an application with the State Fire Marshall's Office, but have not heard back at this point. Shields pointed out that there will be 4 1-bedroom units and 1 2-bedroom unit for a total of 5 units. He told the Board that it was designed to fit into the existing neighborhood and the driveway will be expanded and paved to allow for 6 parking spaces. Shields told the Board that since the people served by this project do not drive, they will be seeking a waiver on the parking requirements. Shields pointed out an existing utility pole on the plan, but conceded that they have not yet decided whether the service will come in from the street underground or overhead.

Shields went over the site distances, noting that there was 340 feet in one direction and 675 in the other. Dater asked if it was a 25 mph road. Parker was unsure. Jon Whitten then presented the landscaping plans for the site, with specific plantings listed. Whitten pointed out the addition of a group mailbox area, noting space for the mailman to pull in, deposit the mail, turn around and pull out. Parker asked how they planned to handle garbage. Whitten stated that they had not discussed that yet, but would work on it. Whitten showed to current storm water flow, noting that this project would create a slight increase. He told the Board that they were replacing the culvert and showed an increase in plantings in the area to help with the increase in storm water. He also noted that they were planning to fill in some wetlands, but were far below the State's maximum allowable area and did not foresee any issues with it.

Dater told the Board that there were several items missing on the application, and went over them. Some of which were that there was no letter from the Sanitary District and no Fire Marshall permit. Dater noted the receipt of a written waiver request on the parking requirements after the application was submitted. Dater also noted that the site distances needed to be reviewed. He went on to say that if it was a 25 mph road, than the required site distance was 200 feet; if it was 30 mph the requirement jumps to 250 feet. Shields reminded him that the shortest site distance was 340 feet. Dater stated that they should be all set with that. William Floyd told the Board that they were in the process with both the Sanitary District and the Fire Marshall at this point. Dater then asked how much fill would be brought into the site. Whitten told him that the site would require around 18,000 cubic yards, approximately half of that will be reused from the site, so only about 10,000 cubic yards will need to be brought in.

Parker asked about lighting planned for the site. Floyd told him that they were planning full cut off fixtures at the building. He told the Board that each unit has a small covered porch at the entrance and each porch will have a recessed can light in the ceiling area that will shine directly down. He stated that there will be 12-14 foot poles with full cut of distribution lights for safety in the parking area. Parker encouraged them to consider a timer for those lights so they don't have to be on all night. The Board reviewed the letter from the Fire Department.

Parker asked if they Board felt that they had enough to act. Dater reviewed the ordinance requirements again. Parker asked about notifying abutters. Floyd stated that they had not officially notified the abutters. Parker stated that they could not act with that item missing and the Board agreed to take it up at the next meeting.

#### **E. OTHER BUSINESS:**

1. Marjorie Averill – Conditions of approval. Parker reviewed a letter received from the Fire Marshall's Office. The Board then reviewed an revised site plan & parking area and a letter from Department of Health & Human Services. Dater told the Board that Code Enforcement Officer Neil Campbell requested that the Board sign the plan and enter it into the file as the official plan, once satisfied with the submissions. The Board signed and dated the plan.

#### **F. ORDINANCE REVIEW:**

1. Draft Shoreland Zone Update – discussion of draft changes from 2006 model Shoreland ordinance.

The Board was not prepared to start the review tonight. There was discussion about the Board reviewing a portion of the ordinance per meeting to make the document more manageable. Dater suggested placing the review first on the agenda, instead of last. The Board agreed to meet at 6:30 pm, instead of 7 pm and take the ordinance review up prior to the regular meeting. The Board then agreed to review pages 1-17 for discussion at the June meeting.

**F. ADJOURNMENT:**

The meeting was adjourned at 8:45 PM.

Wilder Hunt made a motion to adjourn. Fred Sewall seconded the motion. The Board voted 3-0 in favor of adjournment.

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George Parker, Chairman

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Jonathan Eaton

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Wilder Hunt

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Pande Paul Stevens

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Fred Sewall

DAMARISCOTTA PLANNING BOARD

Respectfully Submitted by:

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Rebecca J. Bartolotta

Dated: \_\_\_\_\_