

Minutes

Damariscotta Planning Board 10/6/08

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Town of Damariscotta  
Planning Board Meeting  
October 6, 2008  
Minutes

**CONTENTS:**

A. ROLL CALL

B. REVIEW MINUTES

- September 8, 2008 meeting

C. OLD BUSINESS

1. Rising Tide Market - (Map 10 Lot 11-2) Change-of-Use Preliminary Site Plan Application for auto dealership into retail food store and Preliminary Subdivision Application for other commercial uses located at 323 Main St, in the Commercial II District.
2. Janice Hay - (Map 5 Lot 16) Sketch Plan discussion on a site plan for a possible gymnastics facility located at 6 Hammond Road, in the Commercial II District.
3. Mason Sears, Damariscotta Storage LLC – (Map 7 p/o Lot 4) Preliminary Site Plan for expansion of existing building for indoor and outdoor storage at 33 Chapman Street, in the Commercial II District.
4. Sebbie Susso, Mye Day Care Center – (Map 7 Lot 41) Preliminary Site Plan for change-of-use from a residence to a children’s daycare facility at 21 Hodgdon St. in the General Residential District.
5. Cabell Curran, Coveside Condominiums – (Map 6 Lot 40) Preliminary Shoreland Zone permit application for expansion within the 30% Expansion Rule within the Shoreland Zone at 62 Elm Street, overlaying the Commercial I District.

D. NEW BUSINESS

None

E. OTHER BUSINESS

1. John Blodgett – Midcoast Energy Systems – (Map 3 Lot 60) Discussion on making permanent a temporarily located mobile classroom on the lot; permits that may be required by the Town. Located in the Commercial II District
2. Great Salt Bay Sanitary District – Discussion of new accessory building and

whether a Site Plan review is required.

3. Scott Connell (Map 15 Lot 13) Code Enforcement Officer SL2 permit.

## F. ADJOURNMENT

### **A. ROLL CALL:**

Chairman of the Board, George Parker called the meeting to order at 7 PM. There was a quorum present throughout. Members present were George Parker, Fred Sewall, Wilder Hunt and Paul Stevens. Also present was Town Planner, Anthony Dater.

The audience included:

- Mary Bowers – Great Salt Bay Sanitary District representative
- Mason Sears – Owner of Damariscotta Storage property at 33 Chapman St
- Katrina Maclachlan – 24 Chapman St., Damariscotta - Abutter- Damariscotta Storage project
- Kelly Reilly – 36 Chapman St, Damariscotta – Abutter – Damariscotta Storage project.
- W. Ernest McNiff – 73 Church St, Damariscotta – Resides in general area of Chapman St project.
- William Morgner – 355 Egypt Rd, Damariscotta – Representative Midcoast Energy project.
- John Blodgett – 9 Deer Run, Waldoboro, ME – Representative Midcoast Energy project.
- Scott Cooper – 914 Main Rd, Westport Island, ME – Representative Rising Tide project.

### **B. MINUTES**

The Board was presented with and reviewed a Draft copy of the Minutes for the September 8, 2008 meeting. Anthony Dater suggested corrections to the Minutes. Corrected minutes to be brought to next meeting.

### **C. Great Salt Bay Sanitary District**

The Sanitary District has applied for a permit to construct a water treatment plant. Neil Campbell, CEO referred it to the Board for possible site review. Mary Bowers supplied the board with plans for the project. Mary Bowers stated that the Sanitary District had been in violation for one of the drinking water standards. A pilot project had been implemented, which brought the water quality up to standard. Now, they need to construct a building to hold the treatment plant. The pilot project was in a 10'x10' shed, with only a garbage can for spill containment. Funding has been received from Rural Development for a one car garage sized building. It will be located off Pumping Station

Lane with access to Little Pond. Rob Craib did a wetlands delineation. Mary Bowers indicated on the map where the building would be located. The project has to be built due to a Federal Consent Order. Soils inventory was done by Knox-Lincoln Conservation District. Sanitary District has a December 2008 deadline for project. They have a contractor. A letter has been obtained from the State Archeologist regarding that there are no cultural resources. There will be no discharge from the building. There will be no bathroom and no tenants in the building.

Chairman Parker questioned if the Board wanted to do a complete site review. Might want to look at parking issues, traffic, neighbors etc. Wilder Hunt suggested that the Board look at the site. Paul Stevens agreed. George Parker suggested that the meeting could be reconvened. There was discussion of who was available for a site visit, and if it would need to be posted. Tony Dater commented that it was an accessory building, not an expansion of the water treatment plant. He is unsure that site review is required. George Parker has talked with Neil Campbell, CEO, who has left it up to the Board if Site Review is required. George Parker asked if the building would be stick built. Mary Bowers stated that it may be a prefab. It would be well contained, well lighted, and well ventilated. The Board discussed possible meeting dates for a site visit. Paul Stevens stated that it looked like the best possible site from the plans. Fred Sewall remarked that it is on high ground. Paul Stevens made a motion that site review not be required. Fred Sewall seconded. **The Board voted 3-0 to approve the motion.**

#### **D. OLD BUSINESS**

1. Rising Tide Market – (Map 10 Lot 11-2) Change-of-Use Preliminary Site Plan Application for auto dealership into retail food store and Preliminary Subdivision Application for other commercial uses located at 323 Main St, in the Commercial II District.

Scott Cooper came before the Board with updates on the Project. He told the Board Rick Burt has been hired as architect for the project and a construction manager has also been hired. They have been struggling with the budget, and their goal is to be on the November agenda for Site Plan review, with the hope for final approval at the December meeting. He stated that the DOT permit has been received. George Parker suggested that perhaps the Site Plan Application could be accepted as complete except for the architect plans at the November meeting. Tony Dater stated that a written waiver request is part of a complete application. Mr Cooper discussed possibilities for materials to be used for the exterior of the building, with cost being a consideration. He will be at the November meeting.

2. Janice Hay - (Map 5 Lot 16) Sketch Plan discussion on a site plan for a possible Gymnastics facility located at 6 Hammond Road, in the Commercial II District.

Mrs. Hay was not present at the meeting for this item. No formal application has been submitted to the Board for review.

3. Mason Sears, Damariscotta Storage LLC – (Map 7 p/oLot 4) Preliminary Site Plan for expansion of existing building for indoor and outdoor storage at 33 Chapman Street, in the Commercial II District.

Tony Dater read the waiver requests for this project.

1. A waiver is requested for a stormwater management plan. He stated that the property is subject to an easement in the deed. George Parker asked if it is a Sanitary District easement. Mr Sears agreed that it is.
2. A waiver is requested for the existing and proposed topography to be shown in two foot intervals.

Mason Sears stated that he has done his abutter notifications and has also completed some improvements to the property. Tony Dater commented that the applicant has provided two maps, one of them is an aerial map. George Parker questioned if there had been a response from the Fire Department. Tony Dater noted that there has been a letter from Mary Bowers at the Sanitary District. The Board looked at the plans for the project. Applicant proposes a 30' wide driveway. George Parker questioned what type of storage was being proposed. Mr Sears stated indoor and outdoor storage of boats and other objects, and indicated the area on the map to the Board. George Parker questioned if the drive would be crushed rock. Mr Sears stated that it would be one inch stone which would allow water to infiltrate. George Parker asked if the Board members were satisfied that the application was complete. Wilder Hunt made a motion to accept the application as complete. Fred Sewall seconded. George Parker asked the maximum size boat that would be stored. Mr Sears stated that it would be smaller boats stored, due to the space available for a truck to turn around in. The contract would require that all boats be covered, and that there not be any gas or oil to impact the environment.

George Parker asked if any abutters to the project were present. Kelly Reilly and Katrina Maclachlan were present. Chairman Parker opened the meeting for questions from the audience. Kelly Reilly stated that she did not receive notification of the project in the mail. She questioned the fencing of the project. Mr Sears showed the plan to Mrs. Reilly and said that there would be a 6' chainlink fence. It would be dark green with slats. Mrs Reilly is concerned with her view. Mr Sears stated he is willing to plant more trees if needed. Mrs Reilly questioned what lighting would be used.

Mr Sears stated there is an existing light on the front of the building. George Parker suggested that a timer be put on the light to turn it off at a reasonable hour. Tony Dater suggested that any lighting could be shielded. Mr Sears said that he is not planning any additional lighting. Kelly Reilly wanted clarification of the placement of fencing. Mr Sears stated that the front fencing would have slats, but the sides would not. George Parker stated that Hancock Lumber will be responsible for the screening from the Mobius project. Mason Sears discussed the plantings he would be using for screening.

George Parker stated his concern about the flat land allowing the water to flow around the building and causing flooding. Mason Sears stated that water will no longer flow downhill from the adjacent Mobius property. Tony Dater discussed lighting and noise and suggested that the Board make specific requirements as a condition of approval. George Parker expressed concern about the noise created by a loose tarp in the wind.

Mr Sears stated the he would have a clause in the contract that the boats be wrapped adequately. Tony Dater stated that the noise level allowed in the CII district is 65 decibels during the day and 55 decibels at night. In the residential district, it is 55 decibels during the day and 45 decibels at night. George Parker stated that the potential noise is difficult to gauge. Mason Sears stated there will be controlled access to the storage area.

George Parker called for a vote on waiver requests. Fred Sewall made a motion to approve the waiver request for a stormwater management plan. Wilder Hunt seconded. The Board voted 3-0 to approve this waiver. Fred Sewall made a motion to approve the waiver request for a topography plan. Wilder Hunt seconded the motion. The Board voted 3-0 to approve this waiver.

Chairman Parker stated that his main concern with the project is screening, Fred Sewall expressed concern over the lighting. Mason Sears stated there will be no additional lighting. Fred Sewall stated that his concern is the yard light. Mr Sears stated that a street light is attached to the building. George Parker said that it does not comply with ordinance requirements. Fred Sewall suggested a cutoff light. Mr Sears agreed to change the fixture if a light is needed on the property. Paul Stevens asked about noise. Parker said that noise issues are addressed in the ordinance. Paul Stevens made a motion to approve the application. Wilder Hunt seconded the motion. The Board voted 3-0 to approve the application as submitted.

4. Sebbie Susso, Mye Day Care Center - (Map 7 Lot 41) Preliminary Site Plan for Change-of-use from a residence to a children's daycare facility at 21 Hodgdon St. in the General Residential District.

There was no representative available for this project.

5. Cabell Curran, Coveseide Condominiums – (Map 6 Lot 40) Preliminary Shoreland Zone permit application for expansion within the 30% Expansion Rule within the Shoreland one at 62 Elm Street, overlaying the Commercial I District.

There was no representative available for this project.

#### E. OTHER BUSINESS

1. Midcoast Energy-(Map 3 Lot 60) Discussion on making permanent a temporarily located mobile home on the lot; any permits that may be required by the Town.

John Blodgett and William Morgner were present to discuss the requirements for

the setup of a mobile home as classroom space. John explained that they have purchased a 60'x28' modular classroom which the Company would like to setup for training space. They are hoping to connect it to the existing building. It would be on pads, with blocking and skirting. It has an asphalt roof, which may be replaced with a metal roof. The only use would be for training the crew, as the other building is too small. They have notified Jim Phillips and Marvin Look. George Parker told them they must notify the Fire Dept. He asked about additional parking. Mr Morgner stated that there is no need for additional parking. Chairman Parker questioned if Site Review were needed. John Blodgett had been referred to the Planning Board by Neil Campbell, Code Enforcement Officer. Paul Stevens asked if there would be bathrooms. Mr Morgner said there would be no water, only power and heat in the building. Wilder Hunt stated that he felt it needs to go for official Site Review. George Parker agreed, saying that he did not want to set a precedent. John Blodgett told the Board that he would be filing a request for a waiver for the stormwater management plan and the contour study. The Board reviewed a plan of the property. Fred Sewall reminded the applicants that they need to notify abutters. George Parker told the applicant to bring notices to next meeting and contact the Fire Dept. Tony Dater stated that the Fire Dept may want two egresses. Mr Morgner stated that there are two already. George Parker asked if there was town water available. Mr Morgner stated that it is available, but Midcoast Energy is not hooked into it. Paul Stevens asked if there were sprinkler systems in the building. Mr Morgner said that there are none. George Parker noted that the crude drawing provided would be acceptable as long as all setbacks are met. Mr Morgner told the Board that he measured from the pins of a new boundary survey of an adjacent property owned by Jimmy Phillips.

2. George Parker read a letter to the Board that was written to Scott Connell by Neil Campbell, CEO regarding a building permit in the Shoreland Zone.

Chairman Parker then returned to the correction of minutes from September 8, 2008. The specific waiver request for Page 3 number 4 was to waive the requirement for a professional stormwater management plan. Fred Sewall made a motion to approve the minutes with the above noted corrections. Wilder Hunt seconded the motion. The board voted 3-0 to approve the September 8, 2008 minutes as corrected.

George Parker updated the Board on the new Shoreland Ordinance. The Ordinance needs to be in place by the end of July, 2009. The Town needs to get the map changes completed.

F. ADJOURNMENT

The meeting was adjourned at 8:37 PM

Fred Sewall made a motion to adjourn the meeting. Wilder Hunt 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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Cynthia L. Sykes

Dated \_\_\_\_\_

