

Minutes

Damariscotta Planning Board 11/3/08

11/3/08

Town of Damariscotta
Planning Board Meeting
November 3, 2008
Minutes

CONTENTS:

A. ROLL CALL

B. REVIEW MINUTES

-October 6, 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 at 323 Main Street (Rt 1B), in the Commercial II District.
2. Sebbie Susso, Mye Day Care Center – (Map 7 Lot 41) Preliminary Site Plan Application for Change-of-Use from a residence to a children’s day care facility at 21 Hodgdon St, in the General Residential District.
3. Cabell Curran, Coveseide Condominiums – (Map 6 Lot 40) Preliminary Shoreland Zone Permit Application for expansion within the 30% Expansion Rule within the Shoreland Zone at 62 Elm St overlaying the Commercial I District.
4. John Blodgett, Midcoast Energy Systems – (Map 3 Lot 60) Preliminary Site Plan Application for making permanent a mobile classroom temporarily located on the lot at the corner of Route One and Midcoast Rd in the Commercial II District.

D. NEW BUSINESS

-Inquiries from the public and questions on sketch plans.

E. ADJOURNMENT

A. ROLL CALL

Chairman of the Board, George Parker called the meeting to order at 7:00 PM. 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:

- Travis Pryor, Wright-Pierce representative, 99 Main St, Topsham, ME – Rising Tide Market project.
- Richard Burt, architect, 99 Perkins Pt Rd, Newcastle, ME - Rising Tide Market project.
- Scott Cooper, 914 Main Rd, Westport Island, ME – Representative Rising Tide Market project.
- John Blodgett, Deer Run, Waldoboro, ME – Representative Midcoast Energy project.
- Bill Morgner, 355 Egypt Rd, Damariscotta, ME – Representative Midcoast Energy project.
- Karl Olson, 147 Bradford Rd, Wiscasset, ME – Representative Coveseide Condominium project.
- Roger Bintliff, 318 Eddy Rd, Edgecomb, ME – Representative Coveseide Condominium project.

B. MINUTES

The Board was presented with and reviewed a Draft copy of the Minutes for the October 6, 2008 meeting. Anthony Dater suggested corrections to the minutes. Fred Sewall made a motion to approve the October 6, 2008 Minutes with Dater's corrections. Wilder Hunt seconded the motion. The Board voted 3-0 in favor of approving the October 6, 2008 Minutes with Dater's corrections. A copy of the corrected minutes to be brought to the December, 2008 meeting for signatures.

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 at 323 Main St (Rt 1B) in the Commercial II District.

Scott Cooper and Travis Pryor came before the Board with updated plans for the Rising Tide project. Chairman Parker stated that his understanding was that Rising Tide wanted the Board to consider the application complete except for the plans and

elevation of the building. Scott Cooper agreed that he would like the Board to accept the application as complete contingent upon the plans being provided to the Board before final approval at the December, 2008 meeting. Travis Pryor presented the plans to the Board and explained changes to the entrance design since the March, 2008 meeting. He stated that there has been a small amount of detailed topographical survey done around the building to ensure adequate drainage around the foundation. There is 83 to 84 percent impervious surface currently.

The floor plan has not been finalized at this time. The entrance may be moved to the East side of the building. He pointed out the locations of additional catch basins on the plans. George Parker questioned if the entrances would be directly across from the Yellowfront Grocery entrances. Travis Pryor stated that they would be. George Parker stated that the Ordinance prefers a single in and out entrance. Mr Dater asked if traffic flow would be one way or two way from each entrance. Mr Pryor stated that it would be two way due to the tractor trailers entering and exiting for deliveries. They will go around the building to make deliveries. Mr Dater voiced concern over the impact of two entrances on pedestrian traffic, and asked for the rationale behind the decision to have two entrances. Scott Cooper stated that the Eastern end of the building nearest Rite Aid is part of the subdivision and will be leased space. The second entrance will allow easier access to that business. The DOT has approved the entrances. George Parker commented that there is a pedestrian crosswalk across Main St in that area. Mr Pryor pointed out that the crosswalk is closer to the Mobius parking lot entrance.

George Parker asked what the impact would be if the State decided to widen that area of Main St to provide turning lanes, noting that a large portion of their entrances are in the DOT right of way. Travis Pryor stated that it shouldn't. He stated that the DOT requires the access aisles to be twenty six feet wide, and the existing ones are twenty eight and thirty two feet wide. Chairman Parker asked where the power poles are located. Mr Pryor pointed them out on the plans. Tony Dater asked if CMP might be able to relocate the poles. Mr Pryor stated that their budget would not allow for that expense. He had contacted CMP and there may be a need for an additional pole for transformers to provide 3 phase power for the additional coolers. Scott Cooper stated that it would not be underground utilities due to budget considerations.

Travis Pryor showed the plan for stormwater runoff. He stated that the impervious surface will be reduced to about seventy two percent. The stormwater from the site runs downhill beside the road and into the Damariscotta River and does not affect the flooding across the street. He indicated minor grading changes around the building on the plans. The storm drain that collects runoff from Rite Aid will be replaced with a new catch basin. Mr Dater asked about increased parking, stating that there could be a possibility of more grassed in area if the number of parking spaces were kept to the minimum number required by the ordinance. Travis Pryor stated that the number is not finalized yet. Mr Dater asked if the project required a DEP permit, due to the concerns of toxins in the gas and oil from the auto dealership. Travis Pryor stated that it did not need a DEP permit but he had been in contact with the DEP. Mr Dater asked if

there is anything in writing from the DEP. Scott Cooper commented that in his experience, the DEP does not like to put anything in writing.

Mr Cooper explained that only the VRAP is in writing, and it lists the following conditions:

1. Soil remediation due to the gas
2. Seal floor drain inside the building
3. The major condition is to vent the slab and place a paper barrier

Fred Sewall questioned how the number of parking spaces was calculated. Travis Pryor replied that there was a total of 6000 square feet of grocery space as defined in the Ordinance, 3500 square feet of office space, and 1100 square feet in retail space. According to his calculations, the Ordinance requires 30 parking spaces for this amount of area. He indicated there are approximately 40 spaces in back of the store, with an additional 18 on one side, with an additional 16 on the other side.

Mr Pryor stated that the Great Salt Bay Sanitary District is okay with the project. Chief Genthner from the Fire Dept wants to see the egresses and sprinkler systems before he gives his approval. Mr Pryor then discussed lighting plans. There are currently some lights off CMP poles and a flood light on the building. A shoebox light which currently does not meet ordinance requirements will be turned 90 degrees to provide better lighting. George Parker asked if there would be a cutoff light or a typical street light. Travis Pryor stated that it could be a cutoff if that is required.

Mr Pryor showed plans for the sign. It will be down lighted. George Parker agreed that usually works well to avoid the light blinding anyone driving by. Chairman Parker and Mr Pryor discussed notification of abutters by certified mail in preparation for the December meeting. Also, submission of all additional materials to the Town Office by the week of November 24th. Chairman Parker reminded the applicant to get letters from the Police Dept and the Fire Dept.

George Parker asked for a motion to declare the application complete contingent upon receipt of the building plans, and letters from the Fire and Police Depts. Wilder Hunt made the motion as worded by Chairman Parker, and Jonathan Eaton seconded the motion. The Board voted 3-0 in favor of accepting the application as complete with the above contingencies.

There was discussion of a possible canopy on the building. Travis Pryor indicated that it may not be a part of this application. George Parker recommended that the plan for a canopy be submitted at a later time, because it may have to go to the Appeals Board if any portion of it is in the ordinance required setback area.

Chairman Parker stated that he saw no problem with final approval of the project, including the Subdivision, at the December meeting. He reminded the applicant to provide a Mylar and copies for signatures.

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

There was no representative at the meeting for this project.

3. Midcoast Energy Systems - (Map 3 Lot 60) Preliminary Site Plan Application for making permanent a mobile classroom temporarily located on the lot at the Corner of Route One and Midcoast Rd in the Commercial II District.

John Blodgett and Bill Morgner came before the Board representing Midcoast Energy. Plans were provided to the Board. John Blodgett told the Board that Neil Genthner, Fire Chief, would like an additional egress from the back of the building as noted on the plans. A window will be replaced with a door. George Parker asked if the modular will be connected to the existing building. John Blodgett stated that there is a common wall. There was discussion of waiver requests for the stormwater management plan and contour study that were presented at the October meeting. George Parker asked for a motion. Wilder Hunt made a motion to accept the application as complete. Jonathan Eaton seconded the motion. The Board voted 3-0 to accept the application as complete.

George Parker commented that the plan is relatively simple, with a mobile classroom being backed up to the existing building. The building meets all setbacks. Bill Morgner said that it would be moved to an existing gravel pad and would add no more impervious space. Jonathan Eaton commented there is no plumbing and no living space. Mr Eaton made a motion to approve the project and to accept the waiver requests. Fred Sewall seconded the motion. The Board voted 3-0 to approve the project and to accept the waiver requests.

4. 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 St overlaying the Commercial I District. _

Roger Bintliff and Karl Olson provided calculations that the Board had requested for this project. George Parker asked how the calculations were done. Karl Olson explained that for volume, he counted the horizontal floor space. George Parker commented that it appears to be well under the 30 percent allowable expansion. Jonathan Eaton said that he would like to see an accurate calculation as a reference point for any future projects. The Board looked at the plans while Karl Olson explained the calculations. Jonathan Eaton suggested that Neil Campbell, CEO look at the site, looking at landscaping and erosion control. Part of the project is only 5 feet from the water. Roger Bintliff said that the wooden stairs provide egress from the building, and that this is a cubic volume expansion, not an expansion of the footprint.

Chairman Parker stated that Neil Campbell has not approved the building permit yet. A copy of the calculations will be given to him for his opinion. The applicant plans to return to the December Planning Board meeting.

D. NEW BUSINESS

- There were no inquiries from the public.

E. OTHER BUSINESS

1. The Board signed corrected Minutes from August and September, 2008.
2. Tony Dater asked if anyone had any comments regarding the digitizing of the town maps. George Parker commented that he could not think of any additional layers needed. There was discussion of a better term for the cultural layer.

F. ADJOURNMENT

The meeting was adjourned at 8:22 PM.

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

George Parker, Chairman

Jonathan Eaton

Wilder Hunt

Pande Paul Stevens

Fred Sewall

DAMARISCOTTA PLANNING BOARD

Respectfully Submitted by:

Cynthia L. Sykes

Dated _____

