

PLANNING BOARD

Town of Waterboro

MINUTES

JUNE 17, 1998

Special meeting of the Waterboro Planning Board regarding Shop 'n Save. Attending Chairman: Douglas Foglio Sr., Roland Denby, Everett Whitten, Susan Dunlap, Dwayne Woodsome, John Roberts and Duan Faye.

PUBLIC INFORMATIONAL MEETING

Chairman, Doug Foglio called the public meeting to order at 7:02. Shawn Frank from Sebago Technics is present. Public attendance is approximately 90 residents. Representing Hannaford Brothers Corporation are: William Hoffman, Civil Engineer of DeLuca-Hoffman Associates, Inc., Peter Hedrich, Traffic Engineer of DeLuca-Hoffman Associates, Inc., Vickie C. Bell, Real Estate Representative, Mr. Janwiegman representing Hannaford Brothers.

Doug notes to the public that this is an informational meeting only, that the board has not seen or heard any of the information to be discussed this evening. He also discussed the process for filing a permit. Doug stated that there will be workshops and future public hearings to enable the public to voice their opinions and concerns.

DISCUSSION

Vickie opens discussion stating that Hannaford Bros. Corp. (HBC) is a Maine based company. It will be offering 150 jobs, 40 being full-time positions.

Overview

Traffic: Discussed the commercial traffic to and from HBC being tractor trailer trucks and vending trucks. Tractor trailer trucks using the entrance on Rte 5 and exiting on Rte 202 & 4, vending trucks using Rte 202 & 4 for entrance and exits.

Water: Currently looking into private wells for water supply, states the public water is cost prohibitive. They are awaiting results from the D.E.P..

Septic: They will be using a 3 tier system

Storm water: There will be 2 water quality ponds, 1 in front and 1 at the rear. These ponds will treat and drain the majority of the water to Cooks Brook with the remaining to Bartlett Brook.

Landscaping: Burming and fencing will run along Rtes 5 and 202 & 4, there will also be landscaping within the parking lot.

Bill Hoffman, Civil Engineer

Part I :

Stormwater management (section G)

Bill spoke of the current and post site conditions on the 600+ acres draining to Cooks Brook. Their goal is to remove of as much on site stormwater as soon as possible before the upstream water descends.

Part II

Water quality (section E pg 13.1 - 13.2 & 1-8): State and Federal criteria's were discussed.

Wastewater system (section E pg 14.1 - 14.5): Hannaford Brothers exceeds all requirements on septic system setbacks. Proposed septic design will include a 4,000 gpd grease trap, and 10,000 gal. Septic tank.

Water system: The wet pond at rear of store is NFPA and Fire Department recommended, a 50,000 gal storage tank is also included on the site plan.

Peter Hedrich - Traffic Engineer

Goal is to establish existing base line conditions and review volume of traffic safety records with D.O.T.

Traffic survey resulted in an estimated 6 customers per 1,000 s.f. per peak hour, an estimated 290 customers per peak evening hours.

Not all traffic generated will be new, approximately 100 of 290 vehicles generated are current. D.O.T.'s level of operation is "D".

Currently working with the D.E.P. and D.O.T. to propose left hand turns to Woodsome's and Shop 'n Save.

HBC are also looking into the possibilities of changing the yield into a stop sign when entering Rte 5 from 202.

Board questions/concerns.

Roland Denby: (Comment): Concerned with ponds and type of treatment.

Susan Dunlap: What happens to the sediment that is collected in the pond? **HBC Answer:** They will contract out the sediment removal.

At what level will the pond be? **HBC Answer:** Road level

John Roberts: Will there be any landscaping on the leach field? **HBC Answer:** Planting will be behind the leach field

Shawn: Your past experience with Bio-clear, has it shortened the bed life? **HBC Answer:** _?_

What type of maintenance is recommended? **HBC Answer:** Grease pumped 3 times a year
Septic pumped 2 times a year.

Will there be lighting spill-over on the edge of property line? **HBC Answer:** No, lighting will be contained in the parking lot area.

Susan Dunlap: Will the store be open 24 hours? **HBC Answer:** No, they will be 7 am - 11pm.

Roland Denby: How many delivery trucks are expected to be routed? **HBC Answer:** 5-7 Tractor trailer trucks per week and 40 vending trucks a day by mid-morning.

Dwayne Woodsome: When tractor trailer trucks exit north on rte 5, the visibility will not be adequate. **HBC Answer:** tractor trailers will not be exiting from rte 5, they will be exiting onto 202 than rte 5.

Doug Foglio: D.O.T. and D.E.P. past principle concern is with the Rte 5 yield intersection. Sight distance coming down Rte 5 is impossible, especially with a large vehicle turning left. A stop sign versus a yield may not be of benefit when you cannot visually see beyond the other vehicle.

Doug Foglio: That figure seems extremely high, would it be possible to refigure? Would it be possible to discuss with the local water district. **HBC Answer:** Will look into figures with water district.

Doug Foglio: The town also fears that by drawing water from the well it will spread pollution already existing in the area. **HBC Answer:** No comment

Shawn: Is Hannaford Brother's main reason for not submitting an application the outcome of the water test? **HBC Answer:** We wanted to hear the concerns/complaints of the Planning Board before submitting the application.

Roland Denby: Is Hannaford Brothers aware of the water quality and of the flood plan in Cooks Brook? **HBC Answer:** Yes.

Public questions/concerns

Problem with lightening, is it possible to have security lightening on of hours vs. full lighting so not to disturb roads and area homes? **HBC Answer:** Lighting will be turned in shining only on the parking lot with covers so no light will escape upwards.

Public and residents have a problem with HBC not running public water to the site. **HBC Answer:** cost estimated to do so is approximately \$.5 million.

The traffic entering route 5 from 202 will not get away with just a stop sign. What are the possibilities of having a light? **HBC Answer:** The D.O.T. does not feel that a light will be necessary at that intersection.

Where did the estimate for running the public water to the site come from? **HBC DeLuca-Hoffman** did the estimate. Extending the water will not solve all issues in regards to the water pump and storage tank on site, these items will still be needed. The price was not discussed with the local water district.

With children in the area, what are the safety measures for their ponds? **HBC Answer:** HBC A chain link fence will surround the pond at the front and rear of the store and with decorative fencing surrounding the front pond approximately 4 feet high

What are the chances of combustion when mixing nitrate and oxygen? **HBC Answer:** The procedure meets federal standards, this is not a new process, it has been widely used by military ships.

Where will the delivery trucks be coming from and how far up Rte 5 do they anticipate on traveling? **HBC Answer:** The trucks will be coming from Portland and should not go further up Rte 5 than they currently travel.

The Rte 5 intersection is very accident prone, many accidents happen just off the intersection when vehicles are trying to make a left-hand turn to the businesses right off the intersection. The yield does not work and a stop sign wouldn't either. **HBC Answer:** We will look into the intersection more closely with D.O.T.

What are the possibilities of removing the yield turn all together? **Dwayne Woodsome:** Many tractor trailer trucks use that turn when hauling large loads ex: homes, they are unable to make the sharp left that it requires to exit off Rte 5.

You (HBC) say that the D.O.T. does not feel a light would be feasible on the intersections of 202 & 5, what is the decision based on? **HBC Answer:** The D.O.T. maintains a record from the motor vehicle accident reports. (same) That does not include the near misses that occur.

Will Waterboro be responsible for Hannaford Brothers' garbage? **HBC Answer:** No, we currently have a proposal with Yarmouth Rubbish and Recycling, they will haul everything out of Waterboro.

Who will be doing the construction of Hannaford Brothers? **HBC Answer:** The construction will be open to a bid process.

What kind of security will you be offering internally and externally? **HBC Answer:** There will be internal security only, lighting will be the only security available externally.

The impact of our culture depends on the external design of the store and landscaping, how do you plan on maintaining our current culture with the ponds? Will they be left to dry at any time? **HBC Answer:** The pond will be maintained on a current 6-7 foot level, naturalizing the look of the pond is also a possibility.

When will the construction start? **HBC Answer:** Ten to Twelve months after the approval from the planning board.

Will we know what the water test results are? **HBC Answer:** Yes, the results will be shared with us when they are received.

What will happen throughout the winter with snow removal? **HBC Answer:** The snow will be stock piled and contracted out for removal.

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Shawn asked that he be cc'd on all the correspondence among Hannaford Brothers and Waterboro.

Vicky stated that the meeting on Monday, June 22, will be a repeat of this evening with more technical terminology. The D.E.P. required HBC to hold an informational meeting with the Planning Board before meeting with them.

Respectfully submitted,

Dwayne Woodson
Dwayne Woodson
Secretary/Treasurer

DW/mm

Roland E. Derby
Susan Dunlap
Mame Lee

Shawn Frank

5/12/98

attached: Shawn Frank's notes