

PLANNING BOARD
Town of Waterboro
PLANNING BOARD
NOVEMBER 4, 1998
SHOP 'N SAVE PUBLIC HEARING

I ROLLCALL

Doug Foglio called the meeting to order at 7:05 noting in attendance Dwayne Woodsome, Susan Dunlap, Everett Whitten, John Roberts, Roland Denby. Also in attendance were Shawn Frank, Bill Eaton and Richard Sweet for Sebago Technics, Vicki Bell, Jan Wiegman, Peter Hedrich, Steve Bushey and Bill Hoffman for Hannaford Bros.

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Doug explained that the purpose of the meeting was to inform the public of the changes that have taken place and allow them to voice their opinions and concerns.

Bill Hoffman, Consultant from Deluca-Hoffman, presented an outline site plan with updates as follows:

On re-evaluation of the landscaping, the trees from atop the sub-surface waste disposal field have been removed to avoid root damages.

The drive entrance/exit on Route 5 has been changed to align with JD Redemption's exit drive.

Photographs have been taken of the farmhouse inside and out, they have been recorded with the historical society.

There were 2 off-site issues presented at the last meeting. They are as follows:

The nature of the roadway conditions and possible improvements was the first issue presented. Peter Hedrich, Traffic Engineer, conducted a traffic study as per DOT standards. The study resulted in 290 customers during 4-6pm peak time with approximately 190 vehicles to be new traffic. The proposed improvements on Route 202 and the Old Alfred Road consists of installing a by-pass lane, Route 202 store entrance will have a proposed left turn lane for Shop 'n Save and a left turn lane to Woodsome Feed. Route 5 entrance will also have a left turn lane into the store. No changes have been proposed for the corner of Route 5 and the Townhouse Road. The engineers have worked with DOT to improve the Route 5 and 202 intersection which resulted in omitting the right turn yield with both left and right turning traffic stopping.

The second issue was the concern with the use of the on-site well to service the store. Steve Bushey, GEO Tech, is working with the Water District to get an accurate estimate of what the costs would consist to extend the town water to the site.

Shawn Frank of Sebago Technics reiterated what Bill Hoffman previously discussed. Shawn stated that the current design for landscaping and storm water treatment will dispense less stormwater into Cook's Brook than currently being dispensed. The site plan review was taken into consideration when reviewing the plan, all the requirements are met at this time.

Bill Eaton, Traffic Engineer, did the field work for the traffic impact analysis. He noted acceptable road conditions for the traffic increase. A right turn lane to JD Redemption and Shop 'n Save will remain a consideration after the store is constructed. Regular review will be maintained to accommodate the necessary changes as they may arise. Bill noted that the Planning Board watch and assure that some type of mechanism be installed to the hedges on the corner of Route 5 and Townhouse Road to prevent them from growing back.

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Dick Sweet, Water/Nitrate Analysis, upon reviewing Deluca-Hoffman's findings he feels everything is accurate.

Doug explains the Planning Boards concerns of using the well versus the public water supply. They feel that the extraction of a significant amount of water would more than likely eliminate the natural clarification of the polluted water. A possible tax credit over 10 years is also a consideration to give Hannaford Bros. a refund of some of the money put towards extending the water supply to the site. Dale Witman noted that the Board is in negotiations with Hannaford Bros., and that any tax incentives would be approved/disapproved by the voters of the town.

Bob Faye - My feelings on the two intersections are quite simple; Route 5 and Townhouse Road, people run thru the first stop sign and onto the 2nd sign, and Routes 5 and 202 should have a stop light.

Willis Lord - Will the 2 ponds be lined? **Sebago Technics** - Yes. **Willis** - With the new design, will Route 202 come to a dead stop? **Peter Hedrich** - Yes. **Willis** - That will be a mess.

Virginia Hewes - 1) Route 5 and Townhouse Road is still dangerous with the shrubs cut down. 2) With the concern of traffic on Route 5 has anyone given any thought to pedestrians and for people who currently walk? **Deluca-Hoffman** - Review on pedestrians have not been taken. **Virginia** - What direction will trucks take? **Deluca-Hoffman** - Receiving trucks will enter from Route 5 to the rear and exit on 202, vendor trucks will enter from 202 and exit on Rte 5.

Mike McAlevey - What is the cut-off on when a light would be warranted? **Deluca-Hoffman** - When a minimum of 75 people make the left hand turn. **Sebago Technics** - Normally on warrants, traffic control devices are used to justify a signal, the volumes on the main and side streets are considered. With no lights warranted now does not mean that in 1 year a light cannot be considered.

Mike McAlevey - The town currently has impact fees on a subdivision, will the town consider the need for an impact fee to Hannaford for future possibilities of the cost incurred on lights. **Doug Foglio** - Off-site improvements are currently MDOT's commitment to the town.

Arthur Kany - I live at the Rte 5 and 202 intersection next to Bonnets & Bows and have had unexpected visitors, without the island I will receive a lot more visitors in my garage.

Bob Fay - Trimming down the hedges on the corner of Rte 5 and Townhouse Road did not eliminate the accidents. **Peter Hedrich** - Continued monitoring will take place at the intersections of Rte 5 and Townhouse Road and Rte 5 and 202. MDOT would require Shop 'n Save to make corrections where needed.

Dan Abraham - I have worked in the chemistry field, with the mention of nitrix, it eats through steel, and the oxygen being used, is it pure or combined with air? **Dick Sweet** - The oxygen is combined with air, it is not pure, the bacteria needs air to help break it down. Nitrix was said incorrectly, nitrate should have been said.

Darren Foglio - For traffic traveling north on Rte 5, wouldn't 3 lanes coming from Portland be necessary, 1 right to JD Redemption, 1 straight and 1 left to Shop 'n Save. **Peter Hedrich** - MDOT evaluates to see if it is warranted, they will continue to work with MDOT.

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Dave Anderson - What is the life capacity of a leachfield located under a parking lot? **Bill Hoffman** - There is a reserve area to the North. Hannaford Bros. is concerned with the longevity of the system therefore they have installed a pretreatment system to help increase the life of the system. Technically by state code, the current size could be smaller but the larger size would help in the life of the system. Holding tanks are also oversized. **Dave** - You state the Nitrates will be reduced to below 5, under what conditions were they tested? **Richard Sweet** - During a steady state and drought conditions.

Kathy Hewes - Why do you want to set up a Shop 'n Save in that particular place? **Vicki Bell** - The Town of Waterboro is an opportunity to add convenience to the current customers and possibly attract new customers in the community. It will also add full and part-time jobs. **Kathy** - With all the stores in the neighboring communities, why add another? **Vicki** - For convenience of local shopping versus driving 20 minutes to the next town.

Dave Benton - With a parking lot this size there is a necessity for oil diffeder. **Bill Hoffman** - The type of system is designed within the pond itself. **Dave** - Will the pond be maintained? **Bill** - We are not aware of the local ordinance requiring it but the local DEP requires it. The qualifications of the person doing the maintenance are needed.

Susan Dunlap - To verify the traffic number passing through, you said 290? **Doug** - Yes

Roland Denby - The right of way on 202 is 100ft wide, how wide is the ROW on Rte 5? **Bill Hoffman** - 66 feet.

Jeff Edelstein - Comment on the parking size and town requirements, Gorham Shop 'n Save parking has 229 spaces, between 10am - 12 pm and 6 - 6:30pm there have only been between 65 - 100 spaces occuppies at one time. As a traffic concern, Roberts Ridge Road is an overlooked intersection, possibly have the crown at Roberts Ridge and Townhouse Road decreased. **Doug Foglio** - Parking spaces designated is what the Zoning Ordinance requires for snow areas with adequate parking availability. **Shawn Frank** - Approximately 270 spaces are proposed versus required.

John Hewes - Have you considered another site down Rte 202 instead of Rte 202 & 5. **Vicki Bell** - Traffic is a plus for supermarkets, other areas were evaluated and Rte 202 & 5 is the ideal site. **John** - Is Rte 202 the only access for traffic entrance? **Peter Hedrich** - No, Rte 5 also has an entrance.

Judy Fay - You state the "NEED" for a store, yet we don't need a light and you want to be at Rte 202 & 5 because of the traffic, you are contradicting your statements. **Vicki Bell** - Having a lot of traffic may not warrant a traffic light, the MDOT warrants the need for a light.

Willis Lord - It is ridicules to think alf the traffic will stop with a stop sign!

Eric Hurley - How did you get a light in Standish? Shouldn't you concentrate on how you will make a light happen versus saying the MDOT will not allow us to have a light?

Arthur Kany - Why isn't MDOT here? Their original design "stinks". **Doug Foglio** - The MDOT feels the same about their intersection.

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Donna Giroux - Pedestrian traffic, will there be a wide shoulder and crosswalk? **Peter Hedrich** - There are currently wide shoulders and they will remain, crosswalks are not placed unless there are sidewalks on either side. **Donna** - The house is beautiful, I hate to see it demolished. **Vicki Bell** - The house will belong to the present owners, if they want to move it they will, if they decide to demolish it it will be demolished, it is not up to Hannaford Bros.

Susan Anich - I am the current owner of the house and we intend to take the house, we do not wish to demolish it.

Carla Haskell - What about the character of the town, what will the store look like? **Jan Wiegman** - (Presented design) The front of the building will be broken up into chunks so it won't appear to be a flat faces store, 3 different colors will be used with an added peak to the front.

Jeff Edelstein - Thank you for showing the design, I am shocked, I feel the Gorham store is very low grade and plain, this one is tall and complicated, why not down-grade to the Gorham style? **Jan Wiegman** - The Gorham store is smaller, it didn't need to be as high, this store is 280' wide and 180' deep, it would not be to scale if it were simple, the contents would not be the same, we needed to break it up.

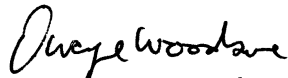
Doug Foglio - The next step is to return to the Planning Board to address comments, we need DEO approval in hand before any final decision is made. If we make DEP and MDOT part of our plan then CEO can adhere to the plans.

Judy Fay - Will there be any more public hearings? **Doug** - It is a possibility, all our meetings are public. **Dwayne Woodsome** - All Shop 'n Save meetings have been published.

Tom - What is your target opening date. **Vicki** - Opening date is contingent on the process.

Meeting adjourned at 9:05pm with an approximate attendance of 100 townspeople.

Respectfully submitted,


Dwayne Woodsome
Secretary/Treasurer

APPROVED

