

# PLANNING BOARD

## Town of Waterboro

Public Hearing Minutes  
August 23, 2001

Vice Chairman; Susan Dunlap calls the public hearing to order at 7:43 p.m. to review the site plan application of Waterways a car wash, lube service and coffee shop on the corner of Route 202 and Hamilton Road on Map 22 lot 4B of Francis Edward Wood. Fifteen members of the public are in attendance of this hearing.

Steve Stearns, project manager from Pinkham and Greer reviews the project with the public. Mr. Stearns reports that in the process of the meetings with the board the project has changed. They have removed the Laundromat from the project. They have received entrance permits from DOT. The proposed hours of operation are from 4 a.m. to 10 p.m. The application is for a car wash and lube shop with a coffee shop. The coffee shop would have no food preparation. The plans have changed in response to town comments and DEP review. They have pulled all of the stormwater management out of the 100' setback of the stream. Nothing will flow from the site to Hamilton Brook. They have designed the site to maintain the natural drainage character of the site.

They have received two licenses from DEP. The Wastewater discharge license and the stormwater license. They have received both permits from DEP and the town has received copies.

There has been a peer review performed by Sebago Technics and the town has received written confirmation that all town ordinances have been complied with.

At this time the floor is opened for public comment and question.

Joyce Segee states that she is an abutter and is an owner of Senior Services. Mrs. Segee states that in the spring they have to pump water out of their cellar for 6 weeks and they are concerned that this project will make that worse.

Steve Stearns states that the run off water created from this site is drained into two retaining ponds. All stormwater will flow from the middle of the site to either side away from that particular lot to the ponds.

Mr. Segee asks how high do they intend to build up the site. Steve answers that the floor of the carwash bay will be built up 2 1/2 feet above their property.

Mr. Segee states that he wants the planning board to think about this. This is a major issue to them. They feel the water from this site will drain onto their property. If the carwash is going to be 2 1/2 feet higher than their property where is the water going to go. When they bought the property from Mrs. Kimball she had told them that she has seen water sitting in that field. What is going to come off the cars and be washed onto their property? If this property was not in the flood zone he wouldn't care. Another concern is building two ponds right next to the brook.

Sue Dunlap asks Mr. Segee what he means by the flood zone. Does he mean the national flood zone determination or is he just speaking that the property floods in the spring? Mr. Segee replies that he is merely speaking of the flooding that occurs in the spring.

Todd Morey reviews the information provided on the 6 test pits on that site. Todd adds that from everything he has heard about the site that the water table is higher than the tests are showing.

Sue Dunlap asks Todd how much a dry summer can affect the natural ground water? Because we have had a very dry summer. Todd replies that it can have an effect on the testing. Todd adds that the original test pits from when the project first started showed the water table higher to ground level than they are showing in these most recent tests.

Sue Dunlap states that the brook will overflow, as it always does. The water will not be able to flow where it normally does because the site will be built up. The land is very wet. It makes her very nervous that water can not follow its normal path because the lot is built up. Where is the water that we see each year going to go?

Everett Whitten asks Mr. and Mrs. Segee if they pumped water out of their cellar every spring he doesn't understand their concern because they already have a wet cellar. He asks if their concern is that this site is going to make their problem worse?

Mrs. Segee states she has known of the water flooding completely across the road.

Everett Whitten states that this business is not going to make that worse.

Mrs. Segee states that to put a business that processes large amounts of water in an area that is already wet is asking for trouble. If you build that site up 2 ½ feet where is the water going to go?

Sue Dunlap asks Steve Stearns how much water will their design be reclaiming? Steve answers that most of the water will be reclaimed. It goes through an ozonization process and through three holding traps. The location has to be sampled for 18 months according to DEP licensing and there will be two test pits that will also be monitored. The property owner will be responsible to hire a testing lab to sample the water and report to DEP. Steve reads the requirements of the DEP permit at this time showing that they have to test the water.

Steve adds that they have to have two flow meters inside the building, one for the car wash and one for the lube shop. This is so DEP can monitor the actual volume of water being recycled. There are very rigid standards of the quantity and quality of water being discharged.

Roland Denby asks how much water will be recycled and how much will be discharged? Steve Stearns replies that most of the water will be recycled. They can not discharge more than 700 gallons per day. That is all their DEP license allows.

Sue Dunlap asks how much water will be used daily? Steve answers 700 gallons maximum per day. Steve adds they have a 1000 gallon tank where the same water may be used over and over. When the water becomes too dirty to use the system will discharge it to the disposal system. There it will go through two filters and an ozonization process. The sediment will go to a holding tank that will be emptied by contracted and certified waste haulers. The material will be sampled from the manhole on a monthly basis. Then water is added to the system when needed which is also monitored to keep track of how much water the system is using.

Sue Dunlap asks how fast does the 700 gallons go through the system, and where does the water discharge to? Steve answers that the water discharges into the leachfield and then into the ground. The system is designed to accommodate 700 gallons per day.

Sue Dunlap states that she is just trying to figure out where all this water is going to go when the ground is already wet.

Todd Morey states that water will end up in Hamilton Brook.

Steve Stearns states that he would guess that if this area floods that all the houses would already be flooded. This site will be 2-3 feet higher than the natural ground and the system is designed to accommodate this flow.

Everett Whitten states that this board has to go by the engineer's calculations and figures that are presented to us. The town has also had all of the projects reports reviewed by its own engineer, Sebago Technics to insure that all the calculations follow town ordinances.

Sue Dunlap suggests that the Planning Board have Sebago Technics do a peer review of the wastewater management plan. Sebago Technics reviewed the stormwater management for the town but not the wastewater plan.

Steve Stearns states that he objects to that because engineers have reviewed this plan stringently and the process to get this license involves many reviews.

Sue Dunlap states that she thinks it needs a review by someone who knows the land not some engineer sitting in an office who can't see that the land floods every year. She would like a better feeling that this system that is proposed is suited for this site. The Planning Board has the right to request a peer review.

Dwayne Woodsome states that if they had a foot of water in their cellar than he figures the ground water calculations provided must be correct because it figures out. Dwayne adds the pollution problem in East Waterboro that Mr. Segee has referred to has received a clean bill of health from DEP. DEP has monitored the pollution problem in South Waterboro and that site is listed as being on the national clean up.

Todd Morey states that according to the calculations regarding the ground water levels and the statements of the abutting property owners the calculations correlates to what the abutting property owner is experiencing. Todd adds that the test pits indicate a sand lens and he saw no indication of a clay lens. Todd adds that he doesn't agree with sending the wastewater permit out to peer review. He knows the process that they went through to get the license. DEP will vigorously monitor this system. The contaminants will settle in sediment which is contained in a holding tank and the owner has to have a contract with a licensed waste hauler to dispose of it.

Mrs. Segee states that she was not notified of the public hearing. Steve Stearns said that he would take care of any further notifications. Mrs. Segee adds that they have a growing business in Waterboro and she wants to protect her interests and asks the planning board to keep her interest in mind when making their decision.

There were no further comments from the public or board members.

Public hearing closed at 8:43.

Respectfully submitted,  
Patti Berry