

Meeting called to order by Douglas Foglio at 7:10 P.M.

The Milk Room requesting proposed gas pumps. Two tanks underground. Mapes to be the installer. State licenses obtained for tanks. Licenses from the State for entrances. Engineer for water run off. Frank Scott to pave the parking area. Monitoring wells to be used. Mr. Owen has gone through all the channels. Main concern when he purchased the property of using underground tanks for gas. Mapes stated that the tanks could be installed and maintained without concern of leakage. Mr. Owen just wants to improve the area. Abutters had been notified. It was asked of him if there would be large trucks. Mr. Owen said he would not be selling diesel fuel and did not expect there to be a problem with large trucks. Mr. Abbott, an abutter had told Mr. Owen that he had no problem with the proposed gas pumps. Mr. Owen had purchased the property directly across the street and intends to upgrade the parking area and other facial improvements to the property.

Ray Dyer: Was this a sensitive area? Believed to be. Tanks to be steel. Did the installation meet Chapter 6, 91. Monitoring wells - would the Town be able to have access to the monitoring wells records. It is not standard practice but both Kevin and Elwin had no problem with the Town having access.

Plan for drainage placed on file as well as the Hydrogeologic study. Questions concerning the sidewalk area and the proposed curbing. Would the curbing be placed between the sidewalk and the parking area? Drainage? Where would the water flow? It will flow towards the Goodwins Mills Road and towards Route 202. The intent is to tip the pavement away from abutting property and towards existing catch basins.

Mr. Gobeil: What is the relationship between Mr. Owen and Woody Owen that the town is having trouble with? Mr. Owen has no ownership in the Race Track.

The actual discharge believed to go into Carpenter Brook that runs between McCoy and Thornton property of Route 202.

Island to be 100 ft. from the store. Believed that the tanks were to be in direct sight at all times by the attendant in the store. Mr. Owen commented that these were no further away from the building than Mr. Chick's and that they did not seem to have a problem.

Letter of concern placed on file from Mrs. Heck stating a potential hazard with the buses entering at this very busy intersection.

Letter from the State: Entrances shown do not conform with Waterboro Zoning 5.04 this states that no entrance shall be within 50 ft. from any intersection. This seen as a potential problem with the intersection and leaving the site.

The engineer from the State didn't take this into consideration. This fall within a compact area of Town. The Town supersedes the State in this matter. Pictures shown by Mr. Owen showed that the original drive was 50 ft. from the intersection. Mr. Scott had suggested dumping the run off into the existing catch basin. Douglas Foglio stated that the type of system proposed was called sheeting drainage. Mr. Mapes is a licensed installer.

Sidewalks? Positioning of the curb to be better defined on the plans. The sidewalk will remain the same on Route 202. No sidewalk proposed for Goodwins Mills Rd. As it is currently the buses cannot square up from 202 heading east on the Goodwins Mills Rd. When this occurs no traffic flow at all. The State could reevaluate.

Mr. Owen has observed the flow of traffic. He agreed that there is a problem and he is willing to work to insure that all the bugs are worked out. Mr. Owen had tested other ways of handling the problem with the buses and agrees that the positioning of the entrance would help alleviate the problem. Mr. Owen stated that he and his son were looking to improve the corner. He felt that he should be fair to his son. This is not an easy project. They do not want the tanks to damage anything either. Traffic light? Mr. Andrew Timmis - Town Planner - had contacted Mr. Lee Chase concerning a traffic light. The school had expressed a potential need. The state says that there is not enough volume to substantiate a light. The cost runs from \$30,000. to \$35,000. to install. The state is only responsible for the light for the first 6 months and after that the Town assumes the responsibility at approximately \$100. per month. Mr. Gobeil commented that this was a perfect opportunity to have one installed and the Town would not have to absorb the cost of installation. It was noted that even if a light is requested by the town there is currently nothing to substantiate then need and the State would not install one. The last traffic count for the South Waterboro area was done in 1981, it showed 4500 cars per day. The count done by the Old Alfred Rd. in 1981 showed 3,809 cars per day and in 1987 showed 6,480. Traffic flow definitely higher.

Questions on the sidewalk? Curbing? The plans do not state what is intended for the curbing. Mr. Dick Currier, engineer from S.M.R.P.T., stated that this information can be clarified on the plan. There is currently a sidewalk that runs from the Swett property to the parsonage.

Safety island and two entrances are allowed by zoning. Design accepted by the State. Permits received from the State were included in the package Mr. Owen presented to the Board. The Board had requested certain information and not all of this information has been received. There would be no decision made at this meeting tonight. This meeting was for Public input to be added to the process and issues brought up would be considered by the Board when rendering a decision. Mr. Gobel felt that the curbing should be clarified on the plan before any decisions were made.

Gas spill: Would this go into the basin? How long before this would reach the brook? Actual flow rate not known at this time. The State would be notified if such a spill did occur. Mr. Owen felt that Mr. Laskey might know how this was handled. Mr. Laskey referred to the so called gas leak on his property and felt that 8 years was long enough for this to go on. Mr. Owen clarified he was referring to a leak going into the catch basins. Most spillage that would occur would be minimal. Comments made of people driving off with the hose still in the tank and pulling the hose from the tank causing a serious spillage.

Questions concerning the gas tank in place under the building that was taken down? Was it still in the ground? Mr. Owen stated that the tank that was under the building was removed at the time of demolition and hauled away by the demolition company. Could find no record of the old tank that was in front of the building towards Rt. 202. Mr. Owen had check with Mr. Ricard and Mr. Gerry, former owners of the property and that knew of no such tanks or record of its removal.

Old Gas Tanks: It was felt that the issue of the old gas tanks needed further investigation. Possibly seeking a private concern to assist in determining tanks existence.

The Planning Board had been in contact with E.C. Jordan concerning an oil and water separator system to possibly be installed by Mr. Owen. This system separates oil and water through use of a chambering system. It allows the water only to be discharged from the system the oil and or gas would remain in the system and would be pumped out. However without proper positioning of pipe drainage this system could not be used. Input from this hearing will be considered by the Planning Board. Mr. Gobeil asked if another gas station was really needed in Town? Zoning allows gas stations and if someone wishes to install one it is there right to do so. The best we can do is to come up with the best and safest and most legal way to do this. The reason that Mr. Owen is before the Board is the size of his lot. In this Zone 40,000 square ft. is the required lot size. Mr. Owen falls short of this. This can be a Conditional Use. Section 3.04.3, #11. Millard Genthner asked what was the actual size of the lot. Believed to be approximately 14,000 sq. ft.

Vance Porter: Have purchased the old Stanley Ricker property directly across the street. He had come down the Goodwins Mills Road at an off time from the School hours and had to wait approximately three minutes to get across Rt. 202. Who would need to request a traffic study, the Planning Board, the Selectmen? Suggested that this be investigated. Mr. Porter would have no problem with the proposed gasoline island as long as all guidelines had been followed by Mr. Owen. Either the Planning Board or the Selectmen could request a traffic study be done. However the state is extremely slow. Mr. Timmis has just received the count taken last fall. There are privately owned companies that do these studies and they do not take as long.

Mr. Willis Lord asked if the Fire Dept. had been notified requesting input? Mr. Foglio noted that all committees in Town were notified of this Hearing and that all committees received a copy of the Planning Board Minutes and that they could comment at any time on areas of concern.

Mrs. Cognato noted that the issue of the old tanks if they were still in the ground and if there was anything in them could be a problem for Mr. Owen if they were to leak. It would give the appearance that his new tanks might be leaking, giving a false reading. State law requires that all old tanks be removed. Several people attending could not recall the old tanks removal. Mr. Ayotte said that there was no record of any tanks possibly on the tax cards it was noted. Mr. Linwood Rollins a former owner of the property would be a person to contact since he owned the property for several years and had removed the roof overhang and the island. Could metal detectors be used to locate potential location of these tanks? The only problem with metal detectors is they pick up everything metal.

Mr. Dyer asked if Mr. Owen might formulate a contingency plan to be used by all employees in case of a spill. Leaving no question as to the procedure when and if a spill occurred. Both Kevin and Elwin had no problem doing this.

Upon completion of the paving there would be no parking at the front of the building. Mr. Fay was questioned concerning a certain ordinance prohibiting parking on Rt. 202? The only thing that he could find at this time was no parking within 25 ft.

What hours would deliveries of gasoline be scheduled. Since the gasoline would come from Sanford the hours were flexible and could be scheduled around school hours. Deliveries were not scheduled any earlier than 6:30 A.M. and no later than 9:00 P.M.

Gas Spill: Who would own up to it, etc? There would be no doubt as to who's responsibility it would be.

What does Mr. Owen carry for insurance? Currently has one million dollar liability coverage.

No further questions. Meeting adjourned at 8:16 P.M.

Planning Board Members in attendance: Douglas Foglio, Roland Denby, Anna Jackson, Larry Jacobsen, and Dwayne Woodsome.

Approximately 30 people in attendance.