

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

December 17, 2014

7:00 p.m.

7pm - **Public Hearing** – Dollar General, Map 13 Lot 68 - corner of Sokokis Trail (Route 5) and Chadbourne Ridge Road, Northeast Civil Solutions

OPEN PUBLIC HEARING

The Public Hearing was called to order at 7pm by Tim Neill, Chair.

Travis Letellier gave an overview of the proposal before the Planning Board:

- Located on the corner of Chadbourne Ridge Road and Sokokis Trail (Route 5)
- 9,100 square foot building
- 40 parking stalls
- 1 in drive lane and 2 out drive lanes
- No wetland involved
- DEP Stormwater study being done

David Benton – Concerned as to why there is no tree-line buffer.

TammyJo Girard – Read Zoning Ordinance 1.02 and 1.03 – safety, aesthetics, and general welfare for Waterboro. She is concerned with truck deliveries (vendors) – noise pollution. Turning trucks unsafe traffic pattern. Fire suppression system. Decrease in quality of life. Side and back no tree line. Increase landscaping to decrease the noise.

Nancy Roberge – Safety – driving entrance Chadbourne ridge Road not built for increased traffic. Can't imagine a tractor trailer making that tight a turn safely. Plan on renting the farmhouse across the street. Will Dollar General reimburse when not able to rent out because of the traffic and lights? The building is an eye sore. Was a quaint neighborhood. Decrease the farm's value. If you do go forward do it right.

Todd Abbott – Valid concerns raised. Is structure in code? Pro-business – strike an agreement with Dollar General. Are they asking for anything not allowed? Dollar General is a smart corporation. Generate income for the town. Four villages - Zoning Ordinance needs to be changed. Business is good for the Town.

Andrew Orr – Jobs for our children. Taxes for town. Traffic light? Install sprinkler system. Move driveway. Store be a draw to Waterboro. Can't keep the Town in the 1800's.

Judy Wirth – Villages serious thought (20/20 vision). Build ugly building. Don't need another low income store. Strip zoning everywhere. Definitely against it.

Gordon Littlefield – Good planned growth. Do it right. Public safety is an issue. Spoke with Fire Chief regarding the safety issues. Extreme limitations. Waterboro fastest growth in area – up and coming growth center. Plan out how to introduce companies to Waterboro. Good for tax base. Home owners face bulk of tax base – do it right.

- Jack Seery – Planning Board in a hurry. How much serious business? Should have months of negotiations. Concerns with Department of Public Works and Fire Chief. Encourage serious negotiations. If not they don't belong in Waterboro.
- Jon Gale – Concern of placement. Talk to engineers. Looking at couple of different spots. 202/5 to Lyman line open to business. Current historical area. Get back to the placement – put in East Waterboro.
- Rick Madruger – Location is important – out of place. Even if in Lyman community can't support three dollar stores. Out of character. Bad for everybody. Consider East Waterboro near Hannafords.
- Justin Fortin – Fire and lighting concerns. House on Bird's Way – what do you think it will do to my property values?
- Dwayne Woodsome – Business allowed by zones. Look like North Windham in ten years – farming area no longer. Village Zone allows business. Tax money coming into town. East Waterboro start of North Windham. Has the State been contacted to have Route 5 access? Urban Renewal status?
- Charlie Drapeau – Incorrect placement. Needs something done with driveway placement. Truck turning radius not allow this plan.
- Todd Abbott – North Waterboro not being a village. Used to be sawmill hub. Future looking for lighted intersection. Concerns but business not easy to get into town. You'll make the right decisions.
- Andrew Orr – Is there going to be a sprinkler system? Maybe they will put it in.
- Tim Neill – No they are below the threshold for a sprinkler system. The Town has no Design Standards. Not practical to stop business until Zoning Ordinance is changed.
- Paul Kussman – North Waterboro maintain current nature. Put off decision until 20/20 plan has been voted on. Overwhelming sentiment to balance with aesthetic needs.
- Debbie Downs – Am I correct that in the past 10-15 years no design standards have been looked at – Tim Neill – no it has been shot down at Public Meeting in the spring. Two concerns – 1. Reading/hearing reports about malls being closed abandoned creating a blight of enormous spaces building being useless and 2. On the record for being supportive of the opposition.
- David Woodsome – Citizen – Comprehensive Plan is just a suggestion/a plan that the town direction will go in. Planning board follow-up on what suggested. Community proper to participate on committees. Planning Board has right rules and ordinances to be followed. Dollar General in Fryeburg the citizens concerned – Matt Casey he said could suggest a change the color to an earthtone and some type of bordering to make it more pleasing. Suggest to take back to corporate to change color.
- Gordon Littlefield – Look at Family Dollar and Hannaford for their traffic pattern. The deliveries don't intermingle no negative impact on traffic getting in and out of business.
- Tim Neill – Planning deliveries before hours first thing in morning. Not all hours of the night. Will be a condition of the approval.
- Travis Letellier – Deliveries before 7am.
- Kelly Hanson – Before 9am is prime pick up time for area schools. Years ago picked Waterboro to rent and then own home. Envisioned Waterboro growing – live on outskirts. Quiet nice beautiful neighborhood not next to home – so I am opposed.

Dwayne Woodsome – Every business has delivery trucks look at Merrills, worst and then Lakeside probably 2nd. Can't swing a 42 foot truck into a 30 foot entrance then something wrong.

Dave Benton – Concerns of Department of Public Works and Fire Department. Tim Neill – they will be heard but no public comment. Industrial property better suited for public water.

Todd Abbott – Did dollar General come to Town and ask questions? Travis Letellier – part of the process after purchase. Todd – this is an allowable use. But ultimately went to town ask questions got answers and Planning Board approval. Disapprove on public opinion. If fails who would rent if it goes under?

Justin Fortin – Tax dollar great – lessen tax burden. Stores like this ten years from now not there end up with building there what's next? Manipulation of the economy. Break ins loitering. Planning on future in town.

Gordon Littlefield – Other corporations – Springvale Car Wash – Dunkin' Donuts design aesthetically pleasing. Dollar General large down south. Prime location for North Waterboro Fire Station.

Tim Neill closed the Public Hearing at 7:59pm. Everyone is welcomed to stay but no public comment during the remainder of the Planning Board meeting.

I. ROLL CALL

Board Members

Present: Tim Neill Andy Cote Dwayne Prescott Frank Allen
Kurt Clason Lee Nelson

Absent: Judy Carll

Others Present: Travis Letellier Angela McGarrigle Orr David Woodsome David Lowe
Matthew Bors Dwayne Woodsome Nancy Roberge Charlie Drapeau
Debby Downs Linda Hanscom Jack Seery TammyJo Girard Judith
Wirth David Benton, Sr. Ronna Rault Laura Randall Andrew Orr Ethan
Johnson Gary Lamb Doug Foglio, Sr. Michael Fraser Lisa Bennett Jon
Gale Glenn Charette Brigit McCallum Gordon Littlefield Shaun
Sanborn Todd Abbott Rick Madruger Justin Fortin Paul Christianson
Carol Christianson Tammy Bellman

The meeting was called to order at 8:07 p.m. by Tim Neill, Chair.

II. APPOINTMENTS

➤ *None.*

Tim Neill moved the minutes to the end of the Planning Board agenda.

III. REPORT OF OFFICERS

None.

IV. OLD BUSINESS

- *Dollar General discussion with Planning Board, applicant, Applicant's Engineer, Fire Chief, and Director of Public Works.*
- Tim Neill reviewed the document received from Tom Ursia, Town Planner:
 1. Require Performance Bond – Kurt Clason- has not been submitted by applicant.
 2. Peer Review – took place after approved, someone from the Town Hall requested the Peer Review not the Planning Board.
 3. Additional fees -Town Hall is responsible for the cost of the Peer Review not the applicant or Planning Board.
 4. Storm Water Permit – Receipt of report contingent upon approval.
 5. Hazardous waste - Tom's email asked about the hazardous waste to be stored on site and Travis responded that propane use is for the store and not for sale or filling of tanks.
- Matt Bors, Fire Chief letter of 11/25/2014 provided with areas of concern:
 1. Trucking water to that location 2-plus miles round trip
 2. Parking lot turning radius improvement – only able to protect two sides due to entrance being on the corner of the building – put truck there for the two sides no one else able to enter the area to assist
 3. Site Plan Review Ordinance Section II. 2 – “This proposed use will not create fire safety hazards by not providing adequate access to the site, or to the buildings on the site, for emergency vehicles; adequate dry hydrants; or adequate access to off-site dry hydrants and from there to the site. (Attached Site Plan Review amended October 20, 2009).
 4. Alarm System will give early notification. Water flow once on site will be a concern.
 5. Snow removal so apparatus can be maneuvered around the building.
 6. Tim Neill asked who notifies the Sate Fire Marshall. Per Travis the Architect will be notifying the Sate Fire Marshall.
 7. ISO water requirements 10% 303 gallons per minute, 120 minutes 36,360 gallons – asked Dollar General for improvements on the entrance so the vehicles can park out of the way of the egress because the apparatus will be in the width of the entrance. Water shuttle will not be able to access the pumpers.
 8. Suggestions made at prior meetings to 1. Move building towards Merrill's location (forward and to the right) and 2. Add entrance for trucks to access the back side of the building. Which will allow access to the back two sides and allow the water relay for needed fire suppression.

9. Andy Cote – are there any differences for different type of occupancy – what over and above for this – per Matt if different occupancy would potentially need sprinkler system.
 10. Frank Allen – hazardous classification for this building? Matt responded Mercantile Class B.
- Doug Foglio, Interim Director of Public Works – handed the Planning Board a copy of the Town of Waterboro Highway Entrance Ordinance, dated November 4, 2003.
1. Discussion on who has the authority to issue the Driveway Permit – determined DPW, Director
 2. September 23, 2014; 2pm meeting concerns brought forward concerns regarding main turning radius entering the site and the ability to service the site.
 3. Site location will substantially change the traffic flow in North Waterboro. Second to the Old Alfred Road – Silas Brown Road 2,400 cars per day from 6a – 7pm average 154 cars per hour with 247 being the highest.
 4. Any large variety vehicle takes the entire end of Chadbourne Ridge Road and other vehicles will need to wait until the intersection is clear before it can turn. Unacceptable.
 5. Turning lane to Chadbourne Ridge Road better flow of traffic – preferable solution would be a truck only entrance from Route 5 with an exit onto Chadbourne Ridge Road swinging around the back of the building – existing straight onto Chadbourne Ridge Road – staying on their side of the road.
 6. The above would also assist the Fire Department.
 7. Tim Neill noted that that if the applicant does not change the entrance/exit to accommodate the Director of DPW then the driveway permit will not be approved.
 8. Director of Public Works concerned with only one entrance/exit for the building.
 9. Andy Cote wants to know which ordinance has the requirement for the access to the back of the building or the entrance.
 10. Doug – Zoning Ordinance ensure public safety when look at any plan.
 - Truck entrance most practical for trucks coming into the property
 - Trucks exit more than 110 feet from Route 5 - 200 feet in length if at end of building; would be able to get straight so not to block easterly lane traffic.
 11. Tim Neill noted that in order to obtain the support from the Director of Public Works for a Driveway Permit the applicant would need to install a turning lane on Chadbourne Ridge Road, or a separate, truck only, entrance off Route 5.
 12. Kurt Clason – the turning radius meets minimum standards – where do we go in the future.
 13. Long range plans to connect buildings on the adjacent lot; Urban Compact to maintain Route 5; year or so ago minimize the number of curb cuts on Route 5.
 14. Doug only asking for truck entrance.

15. Kurt Clason – lights shining into farm house – if driveway moved further up Chadbourne Ridge Road then would solve two issues raised tonight.
16. Andy Cote – only way to protect farmhouse is to use landscaping to block lights.
17. Frank Allen- shift building 180 degrees. Doug – still truck coming in accessing the intersection – don't want trucks in the intersection even though other trucks are currently do it. Very do able.

Tim Neill - we need to look at what is required and what is desired. Curb cut is desired. According to the Driveway Ordinance the Planning Board cannot approve this plan.

Glenn Charette stated that the Driveway Ordinance cannot prevent Planning Board approval. Only has an impact on the CEO issuing permits.

Tim Neill to Travis Letellier – will be digesting what has been brought up tonight and come back to the Planning Board after looking at the issues and speaking with Corporate; incorporating into an amended plan.

Tim Neill– Section 7 does not prevent approval.

Andy Cote – only approving plan not issuing a permit.

Glenn Charette, CEO – Code Office licensing authority; cannot issue a building permit until the driveway permit has been issued. The driveway is only one of the conditions, Doug approve entrance agreement, state fire marshal approve plan, state electrical permit approved.

Andy Cote – to applicant – come back to Planning Board with new plan, amend current plan.

Kurt Clason – does the Mercantile Class B change the gallons per minute (gpm)? Matt Bors – need 10 minute reserve. Need to determine feasibility of water source available across the road.

Appointment closed on Dollar General discussion.

V. Communication

- ***Gary Lamb up-date on Section 2.08 transfer*** – Gary reported that Section 2.08 transfer needs more time and it is with Natalie Burns. He will work on it to get resolved.

VI. Miscellaneous

- The following items will be included under Old Business until they have been cleared.
 - A. Zoning Ordinance 2.08 - status and up-date at each Planning Board meeting.
 - B. Carpenter Estates – letters need to be received from Department of Public Works, Land Trust, and Fire Department – 4 weeks applicant waiting for letters. Tom told Tim that the only part outstanding is the Land Trust. Need signed letters from DPW and Fire Department.

- C. Design Standard – creation.
- D. Driveway Ordinance – status and up-date at each Planning Board meeting.
- Frank Allen insisting that we go back to Southern Maine Regional Planning for Peer Reviews

VII. New Business

- None.

VIII. MINUTES OF PREVIOUS MEETINGS

- Andy Cote made a motion to approve the minutes as corrected/amended for the meeting held November 19, 2014. The motion was seconded by Tim Neill and carried 6-0.
- Andy Cote the minutes from December 3 looks like a narrative – need clarification and answers to the narrative – added language with opposition. Andy Cote made the motion to table the December 3rd minutes until the next Planning Board meeting. Kurt Clason seconded. No discussion. Voted 6-0. Passed.

IX. ADJOURNMENT

At 9:25 p.m. Andy Cote made the motion to adjourn the meeting. The motion was seconded by Frank Allen and carried unanimously.

Approved Date: _____

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