

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

February 16, 2022

6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Clyde Smith Rebekah Higgins Diane Gray Edward Zelmanow

Others: David Lowe Angela Chute Dennis Abbott Lee Jay Feldman Hillel Weisel, Fabian Oil

Edward Zelmanow called the meeting to order at 6:30pm and stated a quorum was met with members present.

II. MINUTES

- January 19, 2022 – accepted w/ correction on the FOF for Miles Machine LLC
- February 2, 2022

III. PUBLIC HEARINGS

IV. NEW BUSINESS

- Lee Jay Feldman gave an overview of the proposed project for a 30,000 gallon bulk propane storage tank located at 1120 Sokokis Trail in North Waterboro located at Fabian Oil. Last fall an amendment to the Zoning Ordinance allowed for Bulk Propane storage to be allowed in the AR Zone. The project has been through staff review by all departments and has moved forward. Actions tonight would be to find the application complete, set a potential site walk and public hearing.

Hillel Weisel of Fabian Oil regarding the project by E23 LLC for the 30,000 gallon storage tank stated they purchased the location from Deer Pond Fuel in 2019. This has been a trying year with fuel distribution and lack of drivers. They are proposing the storage tank to better serve customers as well as save on wear and tear on the trucks. They have several of these same sites in multiple locations some being small and some being larger scale and have an excellent safety record.

Board requested information regarding how many trucks will be coming and going to fill this tank, how much the tank actually holds, how many trips per day, hours of operation, possible contamination to water.

Hillel explained the tank will take roughly 2 trucks to fill it with its capacity being 80% of the 30,000 gallon size. Propane spills don't contaminate water as it's a vapor. They won't have to change grading as the water won't change course. Snow storage is provided as per the Fire Department request. The tank is approximately 45' long with a chain link fence around the tank. There will be security lighting as well as cameras at the facility and will have a complete shutdown switch which drains all air and nitrogen from lines and nothing is allowed to operate per NFPA 58 which dictates shut offs. Due to elevation changes and wooded buffer it is unlikely it will be seen from the road.

Lori Anthony made a motion to find that application complete, second by Clyde Smith.

Vote: 5-0, motion passes, application found complete

Public Hearing scheduled for March 2, 2022

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VII. ADJOURNMENT

- Lori Anthony made the motion to adjourn. Clyde Smith seconded the motion. No discussion.

Vote: 5-0, motion passes, meeting adjourned 6:50pm.

VIII. ITEMS NEEDING SIGNATURE