

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
April 6, 2022
6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Rebekah Higgins Diane Gray Edward Zelmanow

Absent: Clyde Smith

Others: David Lowe Angela Chute Dennis Abbott Dean Williams Hillel Weisel, Fabian Oil
Michael Gilpatrick Woody Owen Dana Libby John Gale Mark Patterson
Paul Astroske, Sebago Technics Kimberly Prescott (ZOOM) Brad Prescott (ZOOM)
Jacqueline Prescott Meyers (ZOOM) Paul's iphone13 (ZOOM) Elaine Bittle (ZOOM)

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

II. MINUTES

- February 16, 2022 – Accepted as corrected
- March 16, 2022 – moved these minutes to next meeting for more review

III. PUBLIC HEARINGS

- **Waterboro Safe Storage – Dana Libby, Corner Post Surveying
Clarks Bridge Road & Sokokis Trail**

John Gale – North Waterboro

Expects that the Planning Board is aware of the Comprehensive Plan – does this project fit? Compare it with the Comprehensive Plan.

No further public comment both in person or online, Public Hearing Closed at 6:38pm.

IV. NEW BUSINESS

V. OLD BUSINESS

- **Waterboro Safe Storage - Dana Libby, Corner Post Surveying**

DEP Permits still about 2 weeks out but received an email from the state that the permit was going to the engineer to be written (email included in minutes). New revisions to the plans made the pavement wider in some areas which moved the drainage structures and narrowed them. The new plans reflect these revisions.

Dean Williams explained you can still approve the application with the condition that no permits issued until a memo/permit is received.

Edward Zelmanow regarding Building 1 the office / building – are these in face accessible from the interior as it looks like there's 3 accesses to the interior storage. If so has the fire department seen this updated plan.

Mark Patterson stated no then looked at the plan and stated that this style was not their normal style but it looks as though they are apparently accessible from the inside. Fire sprinkler requirement is based on square footage.

Michael Gilpatrick – currently waiting on the stormwater permit but there is a concern from the Director of Public Works that the cross culvert is too small, the 25 year assessment seems low as it is an old metal culvert. The age of the culvert is unknown and will need to be looked at.

Paul – Sebago Technics – explained the water runoff is captured in 1 of 2 ponds and have additional flooding storage. DEP assessments 2, 10, 25 year storms and the CFS existing is 4.9 and will remain 4.9 at development. They saw that the cross culvert was there and graded away from it.

Lori Anthony noted on the plans that the setbacks state 25' and they are 20' so that needs to be fixed. The new plans show no access to the center isle for the fire department. The lighting plan, it tries to show photo metrics but at the 0 candle boundary there are ? with no numbers on sheet 7.

Dana Libby explained that the fire department approved the current driving plan and that the wavy lines are the casting limits of the lights to which Paul said the lights go to that very edge but no further.

Edward Zelmanow asked for any further discussion, with none acknowledged stated the applicant would come back to the April 20, 2022 meeting with more information regarding the culvert, Building 1 in relation to the Fire Marshalls Office review, and the revised setbacks on the signature page.

Motion made by Diane Gray to table the application to the next meeting, second by Lori Anthony. **Vote: 4-0, motion passed.**

➤ **Hillel Wiesel, E23 LLC – 1120 Sokokis Trail, N. Waterboro**

There have been no changes to the plans or the project.

Board discussion regarding proposed conditions of approval for the project to include:

1. Any new lighting will be motion activated with Hillel stating that would not be a problem but would include an override option while working as long as it doesn't override state policy and the fuel board.
2. Truck activity limited to 6:00am to 5:00pm. Hillel stated normal business would be one thing but mother nature dictates unless someone runs out or an emergency situation. They don't control terminal delivery trucks so there has to be the ability for those trucks to deliver at night, with the most being 2 trucks if the storage tank was dead empty. The hours of service were waived through DOT due to lack of workforce and drivers and he would be more comfortable with 5:00am to 8:00pm. During cold months the trucks may have to start warming up at 5:00am and the drivers are also subject to hours of service so there will also be those constraints on hours of operations.

Further Board discussion regarding this condition with the Board having a problem imposing conditions they can't control. Board consensus was to eliminate the condition of truck activity confined to certain hours.

3. No more than 4 bobtail trucks. Hillel was confused regarding this one and the Board also felt there was no need to include this condition.
4. Engage engineer to evaluate Hansel Drive. Hillel stated an engineer has looked at the driveway and there is no distress on the property. The drainage ditch on Fabians Property has been filled in by another property owner with an entrance to their shed. Mr. Boudreau's culvert is also filled in.

Further board discussion felt this condition was not necessary and to remove it from the approval.

5. All emergency plans submitted to Fire Department and Planning Department prior to permitting. Hillel explained that once they get all the permits, the terminal will be registered with the FAA, and they will tier the level.
6. Training and Fire Safety Analysis documentation will be provided to Fire Department.

Edward Zelmanow read the new conditions of approval for the member of the public on ZOOM and read which conditions of approval were removed. Requested any further Board discussion, with none being heard he requested a motion on the application. Lori Anthony made a motion to approve the application with the conditions of approval as stated this evening, second by Rebekah Higgins.

Vote: 4-0, application approved with conditions of approval as stated.

Email received on 4/13/2022 from Paul Prescott requesting that the record reflect he was unable to enter a public meeting via the available ZOOM link.

VI. COMMUNICATION

- Email received by Michael Gilpatrick from Town of Berwick regarding SMPDC Boardsmanship workshop on May 2, 2022 at the Berwick town offices in the Auditorium.

VII. MISCELLANEOUS

VII. ADJOURNMENT

- Lori Anthony made the motion to adjourn. Diane Gray seconded the motion. No discussion.

Vote: 4-0, motion passes, meeting adjourned to move into the workshop regarding Mobile Vending.

VIII. ITEMS NEEDING SIGNATURE