



CITY OF GARDINER

PLANNING BOARD

Gardiner Planning Board
City of Gardiner, Maine

June 16, 2009
Site Walk

ROLL CALL

Present: Pat Hart Judith A. Dorsey Deborah Willis
Pamela Mitchel Ronald Condon James Montell

Absent: Edward Lawrence

Also Present: David Cichowski, Code Enforcement Officer
Dorothy Morang, Planning Board Recording Secretary

Tom Purington Andy Dunbar David Silver
Dwight Denham Doreen Denham Marianne Ringel
Ted Purington Don McFarland Dave Tourtelotte
Les Tarbox Lorna Tarbox Art Balcomb
Art Baker

1.) Call the Meeting to order.

Chair, Pat Hart called the meeting to order at 4:04 PM and welcomed everyone.

2.) Roll call taken.

3.) Site Walk

The Gardiner Planning Board will conduct a site walk at 396 Brunswick Av to review the property described in a minor site plan application submitted by Thomas L. Purington and James P. Purington, Applicants who are seeking approval to construct a 4,000 SF car and truck wash facility with one automatic bay and four self-serve bays with associated site improvements. The property, located at 396 Brunswick Av, is within the Planned Development (PD) Zoning District, City Tax Map 23, Lots 6B & 22B (Lot 6B to be merged with Lot 22B).

Tom Purington thanked everyone for coming.

Andy Dunbar went over the updated materials that he handed out. He said that it contained a cover letter with a summary of changes asked for at the meeting; a Google Earth photo imposed over the site plan; a z-folded site plan showing the snowmobile trails and the location of the one being relocated; a letter from the local snowmobile club supporting the relocation; the IN & F Essential Wildlife Habitat Map of the project site and surrounding area; the Comprehensive Plan map; the deed showing a change from Tom to Mr. P's Corp; and an Information Summary from the Secretary of State's Office.

Andy showed the group where the building will be placed and where the driveways will be. He also pointed out where the pavement will end and the property lines. He said that the automatic bay and blower will be on the south end of the building.

Mr. Denham asked about recessed blowers. Tom said they will be inside the bay.

Ron Condon asked about the height of the site. Tom said it will be a foot above the current ground level.

Andy said the area to the north is where the detention pond with berm is. He showed the group where the culvert, outlet, rip rap basin and area where the water will eventually flow towards. Dwight Denham asked if any soil plugs had been taken to determine the content of the soil. He is concerned because of all the paving that on a rainy day, the soil might not hold all of the runoff. Tom said the water runoff will be directed to the south instead of the north and there is an emergency spillway toward his property. Andy said the pond is designed to meter the water out at an even rate. Mr. Denham asked if the water in the retention pond will freeze in the winter. Tom said on the top, but the water underneath and moving to the culvert will not. Mr. Denham asked if any more trees were going to be taken out. Tom said no.

Marianne asked what happened to the existing pond. Tom said it was drained and tree stumps were buried there. Marianne asked how far back you would be able to hear the car wash. Tom said it will be quieter than a tractor trailer. Andy said the blowers make the most noise and they've got the study done on the blowers. They are on the Brunswick Av side. Mr. Denham asked if they were going to buffer behind Dave's Diner. Since they cut the trees, there is a lot more noise.

Marianne asked to have the process explained including permits. David said that Tom had a harvesting timber permit from the State of Maine and he got an earthmoving permit from the CEO. Chair Hart said that the Applicant cannot start the building until the Planning Board approves it. Tom said that he has a DEP permit also. David

said that sound goes down so the building will break up some of the highway noise. Because it is all open, the sound is bouncing off the ledge.

Mr. Balcom asked about the blasting. Tom explained the process and offered a pre-blast survey to any of the abutters that would like it.

Judy asked if the area is big enough to plow the snow onto in the winter. Tom said yes – it will be plowed to the edges of the pavement.

Tom said he would be happy to talk with any of the neighbors. He wants to be a good neighbor. Mr. Denham said that they are not against this – it looks like it will be a very attractive building – it's just that they've always had woods behind them.

Chair Hart reminded everyone that Board members cannot talk about this project with anyone because it is an open application.

4.) ADJOURN

Site Walk adjourned at 4:55 PM