



CITY OF GARDINER

PLANNING BOARD

Planning Board Meeting Minutes Tuesday, June 13, 2017 @ 6:00 PM

Site Walk - 5 Arthur's Way

Regular Meeting following Site Walk – City Hall, Council Chambers

Members Present: Chair, Debby Willis Diane Morabito Pam Mitchel
Joel Alexander Zachary Hanley

Members Absent: Les Young

Also Present: Barbara Skelton, Code Enforcement Officer (CEO)/Assistant Planner
Robin Plourde, Executive Assistant
Lana & Mark Doughty, Applicants

Home owners have had 2 contractors come and give them estimates. The house is on posts now and the most they would raise it is 3 feet. CEO Barb Skelton: I would just like to verify that you are not expanding right? Lana Doughty: yes that is right, we are not expanding. Not changing the set back. Deb Willis: Are you taking down the old chimney? Lana Doughty: yes.

Board members Zach Hanley and Joel Alexander look at foundation. Group walks to other side of house. The owners say they may have to trim some trees but will not be removing any from the opposite side of the house from the entry.

Diane Morabito: Will the contractor be using silt fence? Lana Doughty: yes he will.

The Board members thank the home owners and go back to city hall to finish meeting.

**Planning Board
Regular Meeting 6:30 pm
City Hall, Council Chambers**

Board members, home owners and additional public arrive at city hall at 6:30.

1.) Chair Debby Willis calls meeting to order.

Members present: Diane Morabito Pam Mitchel Joel Alexander Zachary Hanley

Members Absent: Les Young

Others present:

CEO Barb Skelton and Executive Assistant Robin Plourde.

Lana & Mark Doughty, Applicants

Jim Coffin, Engineer, Ron Simbari, Construction Manager, John Lavin all representing Auburn Asphalt, LLC

2.) Review of Meeting minutes of April 11,2017

Pam Mitchel says there is only one L in her last name. Minutes Amended. Diane Morabito: (pg. 4) traffic study changed to read "Simply trip analysis". Also on page 4 Maureen McGlone: should read: yes they would have to share space.

Pam Mitchel makes a motion to approve minutes with the 3 corrections, Joel Alexander seconds the motion. Motion passed with unanimous vote.

3.) Public Hearing – Shoreland Zoning Permit Review

Chair Willis opens public hearing. Home owners Lana and Mark Doughty are present.

Chair Willis welcomes everyone and tells everyone that we have just gotten back from a site walk. Home owner Lana Doughty speaks to Board: purchased the home 5 years ago, and rebuilt the potting shed first. Basically before they do any more improvements they need to do the foundation. The home was purchased as a full time property. We can't order windows or doors until foundation is done. Does it have to inspected when done?

CEO Barbara Skelton: yes it does. Home owner Lana Doughty: We know we have inside work also. When you inspect is there anything that will nix it? CEO, Barbara Skelton: No, he (the contractor) understands what he has to do. Nothing to stop it unless something drastic happens. Pam Mitchel: you can't go any higher than 3 feet.

Chair Willis opens public hearing. No comments from the public.

Public hearing closed.

CEO Barbara Skelton: the main use is a single family home but the lot is non-conforming, that is why they have to come before the Board. They will be removing 1 tree that is on the entrance side of the house. but the tree is dying. You could ask to replace a tree. Chair Willis: we have seen what the contractor is going to do.

Motion made by Pam Mitchel to approve request to put foundation under nonconforming structure at 5 Arthurs' Way, city tax map 1a lot 11 in the Shoreland district. Joel Alexander

seconded the motion. Vote: unanimous.

4.) Public Hearing- Site Plan Review

Auburn Asphalt, LLC, represented by James Coffin of E.S. Coffin Engineering & Surveying seeking approval for an office/maintenance building, a hot mix asphalt plant and associated laydown area at Technology Drive and First Right Road within the Libby Hill Business Park on City Tax map 2 Lots 20-17 & 20-21 in the planned industrial Commercial (PIC) district.

Chair Willis opens the public hearing:

Pam Mitchel: the maps are missing numbers.

Jim Coffin: yes the maps are missing numbers and I will explain. This is regarding the DEP and Square Footage

CEO Barbara Skelton: Would like the Board to know that the Fire Chief has no concerns. The email was read into the record about circulation & Sprinkling.

Jim Coffin: The Water/Sewer- will run underground. Electricity is off a pole but will run underground.

The plant will probably not be built for a couple of years.

Client would also like to rename to the road to Irvings Way.

CEO Barb Skelton: I will put the name change in front of City Council.

Diane Morabito: Why are you not coming to us in stages?

Ron Simbari: Because we wanted to make sure everything can be done before we purchase.

Mr. Simbari gives an over view of how the plant will work. it's not going to be a super plant, all crushing of aggregates will be done off site. They will be using propane for a heat source. DEP will be looking for Waste Water, Air Quality and Noise reports.

Diane Morabito: I am concerned about the noise in the park, there is not a lot of noise there now.

Dennis Wheelock, Realtor from Magnusson/Balfour for the City of Gardiner: Auburn Asphalt chose these lots because they are up against the highway, Troiano owns abutting property and they have trucks coming in and out. We are trying to keep trucking at one end of the park.

John Lavin: Noise is air pressure – it fades as you travel away from it.

Diane Morabito: what is the height of the silo?

Jim Coffin: up to 150 feet.

Pam Mitchel: are the bins in the back concrete structures?

John Lavin: the structures will be made of concrete block.

Pam Mitchel: No roads?

Jim Coffin: no, they are driveways.

Pam Mitchel: will they be paved?

Jim Coffin: yes, other roads will be gravel. There will be gates at each access point that will be locked.

Chair Willis gave an overview.

Pam Mitchel: I would like noise measures taken after start up. Also would like to know what kind of trees are being planted.

Jim Coffin: I will provide CEO with a list of trees.

CEO, Barb Skelton: I will discuss list with Pam Mitchel

Pam Mitchel: 2 conditions, 1.) is meets all applicable standards in ordinance and 2.) Native plants be used for screening by the building.

Pam Mitchel made a motion to approve an office/maintenance building, a hot mix asphalt plant and associated laydown area at Technology Drive and First Right Road within the Libby Hill Business Park on city tax map 2 lots 20-17 & 20-12 in the Planned Industrial/Commercial District with the 2 above conditions and also that noise measurements are taken after plant operations start. Second by Zachary Hanley, motion passed with a unanimous vote.

5.) Adjourn

Motion to adjourn meeting made by Pam Mitchel, second by Zachary Hanley. Motion passed with a unanimous vote. Adjourned at 8:30

Submitted by Robin Plourde