

Minutes  
Town of Waldoboro  
Planning Board Meeting  
July 11, 2012

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Roll Call

The meeting was called to order by chairman Chuck Campbell at 7:00 p.m in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Ed Karkow, and Jody Perry. Code Enforcement Officer Bill Najpauer was present. The audience included Christina Duffy, Carolyn and Frank Giustra, Tim Hanson representing Cersosimo Industries, Andrew Hedrick of Gartley & Dorsky Engineering, Jackie Howlett, Al Maloney, applicant David Stein, and Nancy Williams.

1. Minutes of June 13, 2012 – Approved as Amended

On motion of Perry/Karkow, the Board voted 3 – 0 – 1, Boardman abstaining, to approve the minutes of June 13 as amended to make two corrections on p. 2. The last sentence of the second paragraph should read, “The wetland has cattails but has not been verified by a professional wetlands delineator.” In the first paragraph under the subheading “Submission Checklist”, in line 4 the line should read “name and registration number of professional who prepared plan”.

2. Subdivision Plan Amendment: Denial of Request to Change Subdivision Note #7 on the Robinson Road Subdivision of Cersosimo Industries, Inc., approved on October 10, 2007, regarding Location of Lot 3 Driveway Entrance

As explained in Najpauer’s memo to the Planning Board, the proposed amendment would change Subdivision Note 7 to allow driveway access to subdivision Lot 3 from Robinson Road. Neighbors who live on Robinson Road had been notified of tonight’s meeting. Several were present and spoke, voicing strong objections to allowing another driveway access onto this narrow dirt road, which is effectively one traffic lane wide. Neighbors said that Robinson Road currently carries vehicular traffic greatly in excess of the 25 mph speed limit. Therefore, the calculated sight distances at the proposed driveway entrance give a false picture of the safety of the proposed new entrance.

The original Note #7 reads, “Share driveway between Lot 1 & 2 and 3 & 4 are 15’ in length from the road sideline.” The proposed change would have Note 7 read, “Share driveway between Lot 1

& 2. Lot 4 driveway entrance is along the Lot 3 - 4 line and may service either Lot 3 or 4. Lot 3 may also access the lot off the Robinson Road where sight distance is conforming.”

Christine Duffy of 215 Robinson Road gave out copies of pages 4 and 5 of the Planning Board minutes of June 13, 2007, Item 4, Discussion of Proposed Cersosimo Industries 13-Lot Subdivision, 215 Robinson Road (Map 24 Lot 48), and copies of a two-page memo dated June 7, 2007, from Lincoln County planner Bob Faunce about the proposed subdivision, its likely effect on Robinson Road, and suggestions for mitigating adverse effects.

Jackie Howlett spoke representing the prospective buyer of the lot in question. The lot is wet along its Old Augusta Road frontage. It would take a lot of work and money to put in a driveway onto Old Augusta Road. Christine Duffy suggested that if the driveway location is a hardship for the prospective owner, perhaps this is not the right lot for her.

Discussion: Karkow said he is persuaded that the 2007 decision was the right one. A Board concern is to minimize the number of driveway entrances. Campbell said the Planning Board should be looking at environmental impact. Perry said he has no problem with moving the driveway entrance. VOTE: A motion by Karkow/Perry to approve the revised Robinson Road subdivision plan with a proposed separate driveway for Lot 3 onto Robinson Road, and the proposed change to Note 7 of the subdivision plan approved on 10/10/07, failed by a vote of 2 – 2, Campbell and Perry in favor, Boardman and Karkow opposed.

Hanson expressed disappointment that only four Planning Board members, a legal quorum, were present to vote at tonight’s meeting. He said he does not intend to appeal the decision to the Board of Appeals.

### 3. Pre-Application Conference with David Stein and Engineer Andrew Hedrich about Proposed Pilot Project at 105 Stoneywoods Road (Map R23 Lot 44C) involving Food Production and Making of Ethanol and Methane

Landowner David Stein was present along with Andrew Hedrich of Gartley & Dorsky Engineering & Surveying. Stein passed out a packet of information about plans to have a home and pilot farm in Waldoboro to grow a variety of organic food crops on a small scale, distill ethanol at an estimated 50 gallons per day for use as fuel, and generate methane to be used on site for electricity and heat. The property is 17.87 acres located on a side road just north of Old Augusta Road, west of Medomak Pond and on a tributary stream flowing to the Medomak River.

Two structures and a greenhouse are proposed initially: a house, research building and an experimental portable greenhouse. They anticipate no more than 10 vehicle trips per day. The operation will involve David and Carla Stein and three or four employees. Minimal vehicular traffic is anticipated, perhaps one large truck every other day. A number of permits will be required including a permit-by-rule for a stream crossing, and another permit from the Environmental Protection Agency or Dept. of Environmental Protection. No outside storage is planned. No effluents will be allowed to seep into the ground. Stormwater management and erosion control will be addressed.

Najpauer had previously given the applicants a list of questions the Planning Board wants to have answered. These are addressed in the handout passed out by Stein. The Planning Board needs to decide whether to classify the proposed use as light industrial or agricultural, as the ordinance

requirements for the two are different. It was decided to view the Stein project as light industrial. A main difference is the required minimum road width, which is 18' for light industrial use.

Hedrich said they don't feel they need to do a full survey of the property boundaries. They have already located the monuments marking the boundaries. He will provide a formal waiver request.

Stein said the pilot project will never become a big operation on the existing site. He envisions local food sales to the surrounding community, perhaps in a 15-mile radius.

The applicants hope to be on the agenda for the August 8 Planning Board meeting. If the applicants apply for a light industrial use, abutters will be notified.

4. Planning Board Training Workshop

Campbell has received notice of an upcoming workshop for Planning Board members. Waldoboro has no money in this year's budget to pay to send members to this workshop. Najpauer said he has talked with Lincoln County planner Bob Faunce about giving a similar training session locally for the benefit of neighboring towns' Planning Boards.

5. Next Meeting: Wednesday, July 25, 7:00 p.m.

The meeting will review Najpauer's draft Property Maintenance Ordinance, to be presented to the Selectmen in August for discussion about bringing this ordinance to the voters at the November election. The draft ordinance is intended as a separate document, not part of the Land Use Ordinance. Waldoboro currently has no local law regarding property maintenance (trash accumulations, junk vehicles, etc.) and relies on State ordinance.

Adjournment: The meeting was adjourned at 8:40 p.m.

Certificate of Approval

I hereby certify that the above minutes were approved by vote of the Planning Board  
on \_\_\_\_\_.  
(date)

\_\_\_\_\_  
Charles Campbell, Chairman  
WALDOBORO PLANNING BOARD

Submitted by:

\_\_\_\_\_  
Susan S. R. Alexander