

Minutes  
Town of Waldoboro  
Planning Board Meeting  
October 11, 2012

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6. Next Meeting: Wednesday, November 14, 7:00 p.m.

Roll Call

The meeting was called to order by chairman Chuck Campbell at 7:02 p.m in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Ed Karkow, Jody Perry, Abden Simmons, and Kenneth Vencile. Code Enforcement Officer Bill Najpauer was present. There was no audience other than representatives of two applicants.

1. Minutes of Sept. 12 and Sept. 19, 2012

On motion of Karkow/Perry, the Board voted unanimously to approve the minutes of the Sept. 12 Planning Board meeting and the Sept. 19 public hearing on proposed ordinance revision as distributed.

2. Approval of Shoreland Zoning Application to Rebuild Existing Pier at 1358 Back Cove Rd., Lipper (Map R9 Lot 57)

Matt Tibbetts of Art Tibbetts Marine Contractor was in representing the owners, Bob and Nancy Lipper, who want to rebuild their existing pier at the same size and footprint as the existing pier. The main difference is that the support pilings will be spaced every 24' rather than every 16' as in the existing pier. The project has received a Permit by Rule from DEP. No filling, excavating or site grading is involved. There are no mud flats at the pier site.

Chairman Campbell went through the permit requirements for a pier under Shoreland Zoning (2011 amended Land Use Ordinance, pp. 7-7 – 7-8). The proposed project appears to meet the requirements a – h. The new materials will be brought to the site by barge. There will be very little surface disturbance. Code Enforcement Officer Najpauer said that since the structure is within the floodplain, the Planning Board needs to verify that the replacement structure is substantial enough to withstand storms.

VOTE: On motion of Simmons/Boardman, the Board voted unanimously to approve the proposed

pier replacement on the Lipper property as described in the application materials and information presented by Matt Tibbetts.

3. Pre-Application Conference with Gartley & Dorsky to discuss a Proposed Location for a Church at 53 Mill St. (Map U10 Lot 23) – not discussed

No one from Gartley & Dorsky was present, so this item was not discussed.

4. Pre-Application Conference with J & D Engineering to Discuss a Proposed Self-Storage Facility at 1689 Atlantic Highway (Map U5 Lots 12 and 12A)

David Starr and John Black of J & D Engineering were present to discuss plans for a self-storage facility on the Rider property on Route 1 just downhill from the Maritime Farms gas station and convenience store. The two lots total 16.5 acres with 1074 feet of road frontage on Route 1 and some frontage on Jefferson Street where Orff Brook crosses that street. Both lots have existing structures on them. In Phase 1 of the project, three self-storage buildings will be built on the larger of the two lots, 12A. If business is good, two additional structures may be built in Phase 2. The self-storage buildings will be prefab or modular, perhaps assembled on site, on a concrete pad.

Starr had a list of questions, to help him give the new owners a more accurate cost estimate for the work to be done by J & D Engineering.

If the project consists of two phases, does the Planning Board need information about Phase 2 in order to approve Phase 1? Campbell and Najpauer highly recommended applying for both phases at the same time. There is significant drainage across the property. Information about the drainage will be important for both phases. A stormwater management plan must be presented. The amount of impervious area (building roofs, driveways) must be calculated in connection with storm runoff. A detention pond might be necessary.

Najpauer said he did a trip generator analysis and concluded that vehicular use will be minimal, on the order of 30 trips per day.

Buffering will be needed, as the properties abut residential areas. This might be done with existing vegetative screening. There are no special requirements for parking and loading. Probably there will be no office on-site. Site lighting standards will apply. Exterior lights must be hooded and shielded so as to meet the light intensity standard at property boundaries.

Street access and driveways: The driveways do not have to meet street standards. The site plan must assure that access from Route 1 does not slow up traffic on Route 1. The access road should have a minimum of a 15' wide travel lane plus two 10' radii on the edge of the pavement. The vehicular access around the self-storage buildings does not have to meet street standards. There will be a shared driveway accessing the self-storage units and the existing house on Lot 12. (Lot 12 is located entirely inside the perimeter of Lot 12A). Starr asked whether this shared driveway must meet private street standards. If the self-storage area is gated, he was told that there must be an adequate throat area such that traffic does not back up on Route 1.

Starr asked whether he has to submit information about all features within the project boundary or the property boundary. The new owners plan to site the three self-storage units in a group on Lot 12A. Starr asked whether a professional boundary survey is required for the whole property or only

part. Campbell said a boundary survey would be needed only in areas where setback distances are an issue. Najpauer said that if detention ponds are proposed, they should be considered part of the “project area”. Because of the slopes involved and the several streams on the property, contour information for the whole property will be needed. The application should show existing contours at 5’ and proposed contours at a 2’ interval. Erosion control can be addressed in a note on the site plan. The site plan should show the proposed location of future signs. Signage requires a separate permit.

Starr said the new owners would like to come before the Planning Board in December, but he thinks January or later in the spring is a more realistic time frame.

5. Other Business

Najpauer said the Town is applying for a \$300,000 “Art Place” economic development grant in November.

Vencile asked Najpauer to send him a map showing the various land use districts. Boardman asked Najpauer please to indicate the land use district for each application being reviewed, on the agenda for that meeting.

Najpauer said he is in the process of converting the application process to paperless applications. These could be sent to Board members by e-mail, avoiding the expense and time delay of mailing hard copy. Wi-Fi is not yet available to the Planning Board, but he hopes it will be, in time.

Najpauer gave notice of a Board of Appeals meeting on Thursday, October 18, at 6:30 p.m. to consider Harlan Creamer’s request for a dimensional variance to construct a garage 40 feet from the front setback and 14.5 feet from the rear setback on his property at 56 Deaver Rd. (Map R9 Lot 75).

6. Next Meeting: Wednesday, November 14, 7:00 p.m.

There will not be a second Planning Board meeting in October.

Adjournment: The meeting was adjourned at 7:50 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