

Minutes
Town of Waldoboro
Planning Board Meeting
May 8, 2013

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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. A quorum was present throughout. The audience consisted of Lynn Dains, realtor Debra Marks, and John Black and David Starr, Jr., of J&B Engineering and Surveying.

1. Minutes of March 11, 2013

On motion of Perry/Karkow, the Board voted 4 - 0 to approve the minutes of March 11, 2013, as distributed.

2. Public Hearing on Proposed Land Use Ordinance Revisions

No one was present for the public hearing. Chairman Campbell opened the public hearing, received no comments from the audience, and closed the public hearing at 7:01 p.m. There will be a second public hearing at the Selectmen's meeting on May 21.

3. Site Plan for Atlantic Storage Center LLC Self-Storage Facility, 1689 Atlantic Highway (Map U5 Lot 12A) - New DEP Best Management Practices for Stormwater Management

David Starr addressed the issue of stormwater management on this sloping site, in particular the requirement that post-development run-off velocity not exceed pre-development figures, and whether catchment basins are required. He said that the language about this in the current Waldoboro Land Use Ordinance is from old DEP regulations. He asked whether the Planning Board would be willing to accept a stormwater management plan based on the most current DEP Best Management Practices. Starr said there is a DEP handbook containing the new rules regarding stormwater management.

Chairman Campbell said he has not got a copy of the current DEP Best Management Practices, and would like to review this before making a decision.

Starr said the proposed construction site is relatively flat. The owners would rather not have catchment basins if they are no longer required. Eliminating catchment basins would allow the storage buildings to be spaced farther apart, making vehicular access easier.

Starr said that on paper there will be an increase in stormwater runoff rate post-development. The water will go to a local drainage channel leading into Orff Brook. Letting post-development runoff exceed pre-development runoff would have no impact on neighboring properties. John Black noted that the drainage channel comes back onto the subject property in a loop. Starr claims that there will be no retention of water on the upper side of the driveway coming in to the property from Atlantic Highway. He thinks the runoff will be in one channel, maybe two, but not more. Najpauer said the lot is not in a lake watershed, so there is no problem about phosphorus concentration.

Najpauer asked Starr whether the drainage from the developed area will be in sheet flow or channels. Starr thinks probably sheet flow plus channelization, whatever it takes to minimize erosion. At some point the water will be channelized flow into an existing drainage. The contact point will be armored to minimize erosion. Najpauer said the key point is that the runoff should not develop enough velocity to cause scouring or erosion.

Starr asked whether the Planning Board is open to following the new DEP Best Management Practices on stormwater management. Perry said the Board is willing to look at the new guidelines, but want to have a written document to review. Lynn Dains asked when the Planning Board will be able to review the new DEP BMPs. Najpauer said that if Starr can send the new DEP material to him, he will send copies to all Planning Board members. Campbell said the Planning Board cannot approve Starr's new drainage plan until they see it. Starr needs to submit a drainage plan. The Board will look at the new DEP language before the next meeting, and look at the drainage plan.

4. Route One Corridor Plan

Lincoln County planner Bob Faunce asks for a Planning Board member to attend three or four meetings over the next several months as Waldoboro representative. These will be afternoon or evening meetings lasting one or two hours. The area of Route 1 under discussion is from Edgcomb to Waldoboro. Boardman said she might be willing to serve, depending on the time frame. Campbell wanted to know whether the meetings are in the afternoon or evening before committing himself.

5. Signs on Route One for Waldoboro Village

Najpauer said two signs have been ordered for Route One indicating that motorists can turn off to historic Waldoboro Village with restaurants, a pharmacy and a museum. One sign will be near Moody's, the other near where West Main Street intersects Route One.

6. Najpauer Leaves to Take Position as Planner in Rockport

Tonight is Bill Najpauer's last Planning Board meeting in Waldoboro. He is leaving to become Planner in Rockport. Tuesday May 14 is his last day here. Campbell spoke for all Planning Board members in thanking Bill for his time here and wishing him well in his new position.

Next Regular Planning Board Meeting: Wednesday, June 12 , 7:00 p.m.

Adjournment: The meeting was adjourned at 7:35 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