

Minutes
Town of Waldoboro
Planning Board Meeting
May 13, 2015

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Roll Call

The meeting was called to order by chairman Seth Hall at 7:05 p.m. in the meeting room at the Municipal Building. Other members present were Barbara Boardman, Ed Karkow and Jody Perry. A quorum was present throughout. Planning and Development Director Emily Reinholt and Code Enforcement Officer Stan Waltz were present. The audience consisted of Chuck Campbell and reporter Dominik Lobkowicz. Bill McKenney representing Hannaford and Michael Tadema-Wielandt representing Fay, Spofford & Thorndike, engineers and planners, were present for pre-application discussion of the planned expansion of the Hannaford Supermarket.

1. Minutes of April 8, 2015

On motion of Karkow/Perry the Board voted 4 - 0 to approve the minutes of April 8, 2015, as distributed.

2. Pre-Application Discussion, Hannaford Supermarket Expansion, 17 Kalers Corner St. (Tax Map U9Lot 5)

Senior engineering project manager Bill McKenney representing Hannaford Bros. Co. and Michael Tadema-Wielandt representing Fay, Spofford & Thorndike, engineers and planners, were present for pre-application discussion of the planned expansion of the Hannaford Supermarket at the corner of Routes 1 and 32. The expansion will include purchase of adjacent property of Lincoln Davis, tax map U9 Lot 6, currently containing the Waldoboro Smoke Shop.

Information packets including detailed plans and written information about the project were distributed to Planning Board members last week. At tonight's meeting McKenney gave out copies of a quitclaim corrective deed from Stetson and Pinkham to Lincoln Davis, III, and location maps, zoning map, flood map and soils map supplied by Fay, Spofford & Thorndike engineers/planners. Site plan review is scheduled for the June 10 Planning Board meeting.

Planning Board chairman Hall said the application is incomplete in that Hannaford has not provided proof of title, right or interest regarding the Lincoln Davis property, which it does not yet own.

McKenney said the Maine Dept. of Transportation has not allowed the "right in, right out" traffic pattern proposed for the highway entrance directly off Route 1. He plans to meet with MDOT about this. Hall noted that if the "right out" exit were allowed, vehicles would have to cross a right-turn-only lane in order to access

the travel lane. Planning Board members said that the direct highway entrance is currently little used, not paved, and not plowed in winter.

McKenney presented a series of large-scale plans for the project, including proposed parking; grading and drainage; a utility plan; a photometric plan showing exterior lighting from existing and proposed light poles; a drawing of the proposed new free-standing sign, and a drawing of the front elevation of the expanded store, including an oversize sign on the front of the building. The building sign is proposed to be 23'8" long and 125 s.f. overall. The maximum sign size allowed under the Waldoboro Land Use Ordinance is 32 s.f. The new free-standing pylon sign is proposed to be 103 s.f. Free-standing signs are also limited to a maximum of 32 s.f. See LUO Article 4 N. Signs d. Free-Standing Signs. Boardman said the location of the pylon sign is not shown on the landscape or utility plans.

McKenney was told that the Planning Board cannot waive the sign size requirement. The next step is for McKenney to apply to CEO Waltz for a sign permit. Waltz will deny the request because the signs do not meet the maximum size requirement under the Ordinance. McKenney can then apply to the Board of Appeals for a variance. Variances from dimensional standards are described in Article 11. C. 2 of the Waldoboro Land Use Ordinance. If the variance were denied, he could go to Superior Court.

Mc Kenney said that many of the storm drain traps will have gooseneck heads permitting collection and clean-out of oil, gas and litter before discharge to the Medomak River. The total impervious area will be slightly lower after the expansion. Hall asked why the 100-year storm is not addressed in the discussion of storm drainage. Boardman asked whether the number of parking spaces within the Shoreland Zone could be reduced, since more parking spaces are being added elsewhere. Hall suggested adding curbing along the property line with the 25' strip next to the mobile home park. He said the gas tanks would be less visible in the new rear parking lot than in the location shown. McKenney said there is not enough space in the new rear lot to meet code setback requirements.

McKenney was thanked for his presentation. He was shown a copy of the submission requirements checklist. Among other items, we need a letter from the Maine Water Company.

After the Hannaford representatives left, there was discussion of whether or not to include a public hearing about the Hannaford expansion at the June 10 Planning Board meeting.

3. Chairman's Report

Hall said that the Planning Board's suggested revisions to the local Sign Ordinance did not make it onto the warrant for Town vote in June. They should be on the warrant for vote in November.

At the last Select Board meeting, the resignations of Devin Prock and Chuck Flint from the Planning Board were accepted. Their resignation letters were read.

Hall will report on the Conservation Commission and the Economic Development Committee at the next Planning Board meeting.

4. Town Planner's Report

Reinholt said that by the next meeting, the Planning Board should have appointed a representative to the Comprehensive Plan Committee, which will start meeting later this year. Comprehensive Plans should be updated every 10 years. The Comprehensive Plan revision will be facilitated by the firm Planning Decisions.

A new business will be applying for a change of use of an existing building formerly used for light manufacturing. The business manufactures wooden planks used for grilling food. They expect to have 70 employees in five years.

A firm exploring new uses for the former Fieldcrest Manor property wants to come before the Planning Board in June or July, looking for feedback on the most viable uses for the property. They are not wedded to a particular business model. Hall suggested that they talk to the Economic Development Committee.

Atlantic Storage, at 1689 Atlantic Highway (tax map U5 Lots 12, 12A), wants to add another 250 units of self-storage. The owners hope to come before the Planning Board at the July 8 meeting.

CEO Stan Waltz announced that the YMCA is giving up its lease on the former A.D. Gray school building on School St./Philbrook Lane (tax map U4 Lot 63). They had put on a new roof and removed asbestos.

5. Old Business

5. 1. Comprehensive Plan Revision – Boardman Appointed Planning Board Representative

An orientation meeting is planned for June. Regular meetings will start in the fall. On motion of Karkow/Perry, the group voted unanimously to appoint Barbara Boardman the Planning Board representative to the Comprehensive Plan Committee. Planning Board member Ken Vencile has said that he would like to serve on a subcommittee.

5. 2. Revised “Site Plan and Subdivision Worksheet for Planning Board Review”

A revised checklist bearing the date 10-11-14 was passed out at tonight’s meeting. It is based on a worksheet devised by former Planning Board chairman Chuck Campbell, with revision by Hall. It had already been sent to Planning Board members for input. No vote is needed. The form will start to be used in 30 days.

6. New Business: Review of Broadband Initiative

Two representatives from Waldoboro, John Lawrence and Seth Hall, have attended meetings about broadband service in Waldoboro. Hall will report on this at the next Planning Board meeting. Time Warner Telecom may have already signed up some local businesses for its broadband service.

Next Regular Planning Board Meeting: Wednesday, June 10, 7:00 p.m.

Adjournment: The meeting was adjourned at 9:22 p.m.

Certificate of Approval

I hereby certify that the above minutes were approved by vote of the Planning Board on

(date)

Seth M. Hall, Chairman
Waldoboro Planning Board

Submitted by:

Susan S. R. Alexander