

Minutes  
Town of Waldoboro  
Planning Board Meeting  
June 10, 2020

Roll Call

The virtual Planning Board meeting was called to order by chairman Scott Simpson at 6:05 p.m., using Zoom. Other members present were Barbara Boardman, Sara Hotchkiss, Johnny Kosnow, Jim Russo and Ted Wooster. A quorum was present throughout. Planning and Development Director Max Johnstone was present, along with applicants Scott Murray and Matt Moody. Other people attending the meeting remotely included Bonnie Martinalich, who lives at 449 Atlantic Highway, the next lot uphill from the garage; another neighbor to the Hillside property; and reporter Alex Violo from the Lincoln County News.

1. Adjustments to the Agenda - none
2. Citizen Comments – none
3. Approval of Minutes of May 13, 2020

On motion of Russo/Boardman, Planning Board members voted unanimously to approve the minutes of May 13, 2020 as distributed.

4. Old Business - none

5. Site Plan Review: Hillside Collision Center, 409 Atlantic Highway (Tax Map R4 Lot 30-A): Non-residential Expansion greater than 500 sq. ft.

Owner Scott Murray described plans to add a 32' x 50' rectangular addition onto the west side of the existing main building to accommodate two new heat exchangers, so that an additional down-draft paint booth can be added inside the existing building. The proposed addition is 1600 s.f., requiring Planning Board review of a non-residential expansion greater than 500 s.f. The new units will use propane rather than oil as fuel. The property is 6.25 acres, located on a hill on the south side of Atlantic Highway (U.S. Rt. 1), about 1600' south of the south end of Kalers Pond. The pond is located north of the highway. The right-of-way for Perry Greene Hill Road crosses the Hillside Collision property to serve several back lots.

Kosnow asked whether Planning Board members should recuse themselves from participating in this agenda item if they have a relationship with the applicant. Planner Johnstone said that it is not necessary for Planning Board members who are customers of Hillside Collision to abstain from participating in this agenda item. Only persons who have an ownership position with Hillside or are related to the owner need to recuse themselves. None of the Planning Board members recused themselves from this agenda item.

Murray was asked what is the total area of impervious surface on the site, compared to the total lot area (6.25 ac.). He estimated that the total impervious area, including the existing buildings, driveway and parking areas, is no more than 15,000 s.f. (~0.34 acre). The area between the two existing buildings has asphalt paving; elsewhere on the developed part of the property, the surface is compacted dirt. There is a small seasonal brook on the uphill side of the property, between Perry Greene Kennels and the Hillside buildings, that flows toward Kalers Pond. This brook flows strongly in the spring but is dry in summer. The proposed new addition is on the opposite side of the main building from the brook.

Murray was asked where the fumes go from the paint booths. They have exhaust filters. When painting, workers wear a self-contained suit with a hood, and air is pumped in separately. The paint colors used are water-based, not oil. No solvent is used.

A fence is proposed running from the back (west) side of the building to the parking lot, to keep new exterior lighting from shining onto the highway. Boardman questioned whether a 6' - 8' fence 100' back from the highway is needed for traffic safety. She said the applicant should not have to spend more money than necessary. Johnstone said that he suggested the fence as a solution to the requirement for buffering and screening. We could ask Code Enforcement Officer Stan Waltz to inspect the site and determine whether a fence is needed. Russo said that if the exterior lights are aimed downward rather than outward, lighting should not create a hazard to motorists, even without a fence. Murray is willing to put in a fence if required. Simpson liked the idea of having Code Enforcement Officer Waltz inspect the site to determine whether a fence is needed in order to shield lighting from vehicles using the highway. If no fence is required, Simpson would like to add a contingency onto Board approval of the addition, to require that any new lighting added onto the building or addition will not create a problem for drivers of vehicles on Route One.

The new rain gutters on the addition will be attached to the existing gutters, and the rainwater increment will go where the existing roof runoff goes now. Murray has asked for waiver of the requirement for a stormwater management analysis, on grounds that the existing building predates adoption of Waldoboro's Land Use Ordinance. Chairman Simpson said that the proposed addition must meet current LUO requirements. The addition does increase the total impervious area of the property, but by such a small amount that the total is still well below the limit requiring a stormwater management analysis.

Boardman asked that a statement of total lot size be added to the application, along with a) an estimate of the percentage of the lot that is covered by the existing buildings and the proposed addition, and b) a figure for total impervious area, including paved areas and hard-packed dirt impervious to rainwater. Russo said that the area where the addition is going is currently impervious. Boardman, a farmer, asked whether "dirt" should be considered impervious. Simpson replied that packed-down dirt in an unpaved parking lot can be considered impervious.

Construction schedule: If the addition is approved, Murray said that the foundation work will be completed by Nov. 15.

Chairman Simpson asked for any questions or comments from abutters or others in the audience. There were none.

Simpson summarized that the Code Enforcement Officer will make a determination whether or not to require a fence to shield traffic on Route One from building lighting. In the absence of a fence, security lighting on buildings must be down-facing and designed so as not to create a traffic problem due to glare. The applicant must add to the application the total acreage of the lot, and the total area of new and proposed buildings and parking areas. This can be an estimate, not requiring a formal survey of the property. Simpson said that the Planning Board is not waiving the requirement for a stormwater management plan, but saying that a statement about estimated percent of impervious surface will be sufficient in this instance.

VOTE: On motion of Russo/Kosnow, Planning Board members voted unanimously to approve Scott Murray's application for an addition to the main building at Hillside Collision with the conditions summarized above. Johnstone will obtain Board signatures on the site plan next week, and will give Murray a copy of the signed plan.

#### 6. Preapplication Discussion, RV/Boat Storage, Matthew Moody, 2818 Atlantic Hwy. (Map R13 Lot 5 -1B)

Matt Moody is a lobster fisherman who is interested in starting a business storing RVs, boats and automobiles offseason on the property now owned by Hendrickson Roofing, 2818 Atlantic Highway, 5.15 acres located on the north side of Route 1 west of Moose Crossing. He has a purchase and sale contract on the property. He intends to put up three or four storage buildings, unheated at first, although one might be heated in future. There might also be outdoor storage of boats and RVs. There is a small building on-site now, the former Ross Electronics office. The first storage building would go west of the existing office and

driveway. Moody could buy 11 -12 acres of adjacent land to the north and west from Mitch Ross, who has a home and electronics business at 2770 Atlantic Highway, abutting the west side of the Hendrickson property. He has already talked with Ross about this.

Discussion: Boardman said that the proposed storage buildings will likely involve a lot of hardscape: roofs and surrounding impermeable ground surface. The Planning Board will want to know the total impervious area, total lot size, and where the runoff will go. A stormwater management plan will be needed. Johnstone suggested requiring a ten-year plan that includes three future buildings and a stormwater management plan done by a professional.

Russo wanted more information about the location of the existing driveway entrance in relation to the steep hill to the west on Route 1. He suggested consulting the Maine Dept. of Transportation about possible changes to the lanes on the hill to accommodate increased RV traffic and vehicles hauling boat trailers. Would MDOT be willing to go to three lanes westbound? Moody said he has not discussed this with MDOT. They told him that the entrance permit to the property is a very old permit labeled "industrial - commercial", and suggested that the current entrance was adequate for his intended use. He estimates that it would cost him \$10,000 to have DOT widen the driveway entrance and shift the guardrail. He expects that his customers will mostly do their own transportation of small trailerable boats, RVs, campers and motor homes being stored on the site. He does not anticipate storing many big boats requiring transportation by commercial haulers.

A Planning Board member asked about possible leakage of oil and automotive fluids on-site. Moody said most of the storage will be indoors, so that leaked fluids will not get into surface water or ground water. Boardman suggested planning to use the buildings as a visual screen, and locating outdoor storage behind the buildings as viewed from Route 1. Wooster asked about washing of boats, and disposal of contaminated washwater. Moody said that he does not plan on offering washing service on-site, at least initially. Russo asked whether owners will have access to their boats and RVs stored indoors. He thinks that ideally, customers should not have access during the storage period, for reasons of safety and security.

Moody plans to orient the storage buildings with their long axis parallel to the highway. Boardman suggested that with a number of long metal roofs facing south and entrances/exits on the narrow ends, the layout might be well suited to a solar electricity installation that could provide additional income.

Moody plans to close on the purchase in 45 days. He asked what is the deadline for submitting material to the Planning Board for review at the July 8 meeting. Johnstone will go through the requirements with him. Johnstone must have all required material by June 29 in order to send notices to the newspapers and neighbors, and to Planning Board members for review well ahead of the meeting.

## 7. Planning Board Comments

Planning Board members briefly discussed when and whether they should resume holding meeting at the Town Office. It is possible to hold a hybrid meeting, with some members physically present at the Town Office and others participating online, as was done by the Land Use Committee this Monday. Johnstone's understanding is that, once the 30-day stay-at-home order is lifted, Town committees will not be allowed to hold virtual meetings, and must resume public meetings at the Town Office. Simpson said the Planning Board is a volunteer group, not paid employees of the Town. He feels strongly that each PB member should be free to make up his or her own mind about whether to meet in person or remotely. If it is true that Planning Board members may be legally required to meet in person, he said that we may need to do some lobbying.

Hotchkiss said she was not able to hear much of tonight's meeting, as her Zoom connection did not work, and her phone connection did not work well. She asked if she could meet with Johnstone separately to find a solution. It was suggested that she may need to reboot her computer.

8. Planning and Development Director's Comments

Johnstone has been contacted by a man inquiring about preapplication review of his plans for a property at 944 Old Route One, the former Pat Spofford chicken farm, 12.99 ac. with a structure. The man is interested in using the existing building for commercial storage of cars and trucks. He hopes to come in with a full application next month. Simpson said that the purpose of a preapplication is to help the applicant understand what questions the Planning Board will ask and what material they will want to see in the formal application. Russo said the Planning Board is not prepared to hear another preapplication tonight.

9. Next Regular Planning Board Meeting: Wednesday, July 8

The agenda may include Matt Moody's application for RV and boat storage at 2818 Atlantic Highway, and an application for automotive storage at 944 Old Route One.

Adjournment: The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Susan S. R. Alexander

Action Items:

Johnstone

Confer with Hotchkiss about her problems with connection to virtual Planning Board meetings. Find out whether Planning Board members will be required to meet at the Town Office once the stay-at-home order is lifted. Inform Simpson and other PB members.