

MINUTES  
PLANNING BOARD  
TOWN OF DAMARISCOTTA  
September 11, 2017  
7:00 PM

**MEMBERS PRESENT:** Shari Sage, Adam Maltese, Neil Genthner, and Wilder Hunt. Alternates Jenny Begin and Dana Orenstein were also present. Jonathan Eaton was absent.

**STAFF PRESENT:** Anthony Dater, Town Planner; Stan Waltz, Code Enforcement Officer.

**PUBLIC PRESENT:** John Roberts, Fire Chief; Clayton Huntley, Newcastle Fire Chief; Ann Pinkham, LCTV; Louis Abbotoni, citizen; Dan Goldenson, applicant; Scott Gray, Surveyor, Lee project; Ronn Orenstein, Selectman; Zander Lee, applicant; Maia Zewert, Lincoln County News.

**CALL TO ORDER:** Vice Chairman Hunt called the meeting to order at 7:00 pm. Hunt requested a moment of silence for the victims of the 9/11 terrorist attack.

Due to the absence of Chairman Jonathan Eaton, Vice Chair Wilder Hunt ran this meeting.

On motion Genthner / Maltese to sit first alternate, Dana Orenstein as voting member for this meeting, in Eaton's absence. VOTE: 4-0 IN FAVOR

**REGULAR MONTHLY MEETING FOR AUGUST:**

**A. MINUTES**

There were no minutes available for the Board to review.

**B. OLD BUSINESS**

1. J.M AUTOMOTIVE & PRO BODY WORKS – MAIN STREET (ROUTE 1B)-LOT 3/41 C2 (HIGHWAY) COMMERCIAL DISTRICT – PRELIMINARY PLAN REVIEW ON POSSIBLEUSED CAR RETAIL SALES BUSINESS AND RELATED CAR MAINTENANCE AND REPAIR SHOP.

Applicant asked to be tabled again this month.

Dater suggested this be removed from the agenda until they request to come back.

Hunt asked Dater to inform the applicant of that.

**C. NEW BUSINESS**

1. ZANDER LEE CONSTRUCTION-NISSEN'S FARM ROAD (EXTENDED)-LOT 4/31-RURAL district-QUESTIONS ON SKETCH PLAN SUBDIVISION AMENDMENT PROCEDURES.

Zander Lee came before the Board as owner of a 40+/- acre lot on Nissen Farm Road. Scott Gray was also present as the surveyor. Lee told the Board his plan is to continue the existing 10 lot subdivision and mirror the lots currently there and he needs to know if this would be a new subdivision or an amended subdivision, and

how he needs to proceed. He told the Board that he put a road in up through his property approximately 2 years ago.

Lee told the Board it is called Back Meadow Views Subdivision.

Dater told the Board that he can't seem to find a plan in the Town files for the existing 10-lot subdivision. The Board would need a copy of that – and the Town would love to also have a copy. He went on to tell the applicant that if his 40 acres was part of the existing subdivision then he would just be doing an amended subdivision but the process is exactly the same as if he were doing a new subdivision.

Lee stated that the subdivision will be all one once it completed.

Dater explained the process – he told Lee a preliminary plan requires him notify abutters of that meeting.

Hunt recommended that Lee make an appointment to visit the Planner at the Town Office to assist him in getting all of his paperwork in order.

Genthner stated that the existing subdivision plan would be helpful to have to review during this process.

Begin asked the applicant if there is currently a road association now and if he extends that road will the new subdivision lots be required to join it?

Lee told her there was an existing road association that will be amended to include his lots and they will need to join & be responsible for shared maintenance.

**2. TOWN OF DAMARISCOTTA FIRE BARN – 27 MASSASOIT DRIVE (OFF BISCAY ROAD)-LOT 1/62-1-QUESTIONS ON SKETCH PLAN FOR ADDITION OF BURN/FIREFIGHTER TRAINING CENTER.**

Fire Chief John Roberts and Newcastle Fire Chief Clayton Huntley were present representing the Lincoln County Fire Chief Association (LCFCA) to discuss this project.

They handed out preliminary drawings of their project for the Board to review.

Huntley told the Board that he is part of a search committee that is searching for a piece of land in the Damariscotta area for a training site. LCFCA is growing fast and feels they need a more permanent facility for the training they conduct. They want a site owned & maintained by LCFCA because it will help them be eligible for grant funding.

Huntley referenced the letter included in the Board's packet. The letter outlines in detail what LCFCA is hoping to accomplish. He told the Board he would be happy to answer any questions.

Huntley told the Board the site they are interested in in Damariscotta is out behind the Massasoit fire station on land owned by the Town. They have been looking at

other properties in Lincoln County but those don't have public water, and that is one of the grant requirements, which makes this property very appealing.

Maltese asked if LCFCA would be interested in purchasing the property.

Huntley told him LCFCA is a 501C entity and they are looking for a long term, inexpensive lease option.

Huntley told the Board that one of the questions they get is how much smoke will this training facility create? He showed pictures depicting a "worst case scenario" for smoke. He told the Board that they don't build very big fires, the buildings have wooden rooves.

Sage asked how many members or Chiefs make up the LCFCA.

Huntley explained that every town in Lincoln County is a member town and most towns have at least 2 members, some more and there is a 7-member Board of Trustees that makes decisions.

Maltese asked about access to the property.

Huntley stated there were a couple of options; there is a Right of way out Edward Ave off Biscay Road or they could use Massosoit Drive itself.

Orenstein asked about the structure specifics.

Huntley explained that it is a standard structure built to Maine Fire Service specs. Concrete exterior, primarily a single story in a C shape with a 3 story "tower" section for multi-floor training.

Maltese asked about parking.

Huntley told the Board the Grant requires a 3-5-acre parcel, so there would be space to provide ample parking.

Begin asked how often they have a burn.

Huntley told her that it would be difficult to estimate - at the facility they currently use, they've had 2 in the past year but if they had a better facility they would probably have more - potential exists for every weekend.

Begin asked if anything toxic would be burned.

Roberts told her they primarily use hay & pallets.

Huntley explained that they are regulated by DEP, Bureau of Labor, and Maine Fire Service.

Genthner asked Chief Roberts if he had any concerns about this project.

Roberts told him that he did not really. If Massosoit Drive were the access point, there would be some extra wear & tear on the road, but one benefit if it's built would be a sewer extension.

Roberts also told the Board that one reason this piece of property is desirable is because it is already off the tax rolls, so it's not that a non-profit would be taking more property off the tax rolls.

Genthner asked if each town in Lincoln County would be responsible for a portion of the upkeep on the building. He wanted to be sure that the Town of Damariscotta would not be left with all of the responsibility of the building.

Huntley told him that they were pretty far out in the process for those details, but felt that it could definitely be worked out something like that. He stated that there was also talk of going through the County Commissioners so that a certain dollar amount per town would be contributed through the County.

Begin asked why the training site they are currently using in Wiscasset is not good enough.

Huntley explained that it was owned by the Town of Wiscasset and involves a lot of Town politics. He also told the Board that there is no room there for expansion of any kind.

Roberts stated that there is no town water at that site either.

From the audience, Ann Pinkham stated that she was on the Fire House Building committee and just wanted to remind this Board to take a close look at the wetness of the site.

Genthner agreed with her on this. There were concerns at the time of building. Pine Tree Engineering was involved back then.

Huntley & Roberts both stated that they think the proposed site is the high portion of the property, which will help.

Chairman Hunt reviewed a memorandum the Planner put together for the Board on this project.

#### D. OTHER

1. Election of Board officers for 2017-2018 fiscal year.

The Board felt it would be best to table this item until they had a full Board present.

2. Questions from the public.

- A. Sketch plan proposal for a motel at Hill Top Stop property- 374 Main Street (Rt. 1B) – lot 7/1-1.

Dan Goldenson was present to represent this project. He is the property owner. He told the Board he is proposing a year-round 8-unit motel on his property, behind Hilltop Stop convenience store. Each unit would be approximately 300 square feet (15 x 20).

Sage asked if there are any kitchenettes planned.

Goldenson told her no kitchens – nothing that would cause them to be considered appropriate for long term stays. There would be a small refrigerator, microwave, & coffee maker – standard hotel room accommodations.

Begin stated that he is definitely addressing a need in Damariscotta. She went on to say that it is challenging topography on that site.

Goldenson told the Board that he addressed some of the water flow concerns when he paved the back – the water currently has a place to go. He told the room that Gartley & Dorsky is doing the engineering, and they will figure out the best layout option for the site. Tor Glendenning will be the architect.

Maltese asked if this project would require Fire Marshall approval.

CEO stated that it will be reviewed by that department. Sprinklers may not be required under 3000 square feet.

Dater told the applicant that he could make an appointment with the Planner's Office to go over the checklist.

B. Board acknowledged the receipt of letters from Nicholas Chasse and his abutters. No Planning Board action required.

3. Planner's Report.

4. Housekeeping Items:

Notice(s) of Decision for Pemaquid Oyster Company and Abbie Lane subdivision for signature of the Chair.

Hunt signed 3 copies of each Notice of Decision.

E. ADJOURNMENT

On motion Genthner / Orenstein to adjourn the meeting at 8:25 pm.

VOTE: 5-0 IN FAVOR

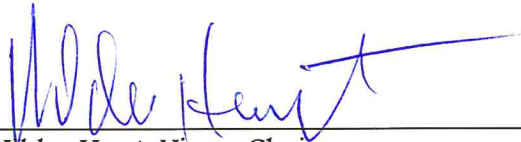
Respectfully submitted by:



Rebecca J. Bartolotta, Deputy Clerk

We, the undersigned, do hereby approve the minutes of the September 11, 2017 Planning Board meeting:

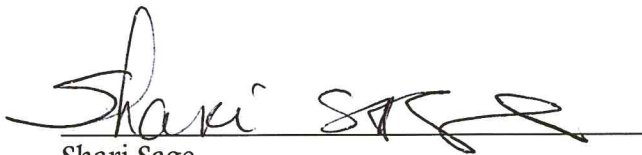
Jonathan Eaton, Chairman



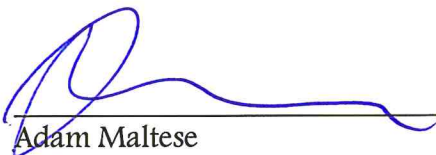
Wilder Hunt, Vice – Chairman



Neil Genthner



Shari Sage



Adam Maltese

Dated: 11/13/2017