

PLANNING BOARD MEETING MINUTES
PUBLIC HEARING/MEETING of the PLANNING BOARD
TOWN of DAMARISCOTTA
August 2, 2021 6:00 P.M.

Via Zoom and live

MEMBERS: Jonathan Eaton, Chairperson; Jenny Begin, Neil Genthner, Wilder Hunt and Ann Jackson

ALTERNATES: Gary Rosenthal, and Dan Day

ABSENTEES: Wilder Hunt (arrived late)

STAFF PRESENT: Robert Faunce, Town Planner; Evan Goodkowsky; Lynda Letteney, Recording Secretary

PUBLIC PRESENT: None in person; Peter Biegel via Zoom; Patrick Parsons

II. CALL TO

ORDER

The meeting was called to order at 6:00 p.m. by **Chairperson Eaton**

On motion (Genthner/Begin) to install Alternate Dan Day as active in Wilder Hunt's absence.

Vote: 4-0-0

III. MINUTES

On motion (Genthner/Day) to approve the minutes of July 12, 2021 as distributed **Vote: 5-0-0**

IV. BUSINESS MEETING

A. OLD BUSINESS - None

B. NEW BUSINESS: Lincoln Health – Patrick Parsons presenting

Lincoln Health is proposing two items which involve: 1.) renovations to an existing building (Webster Van Winkle Bldg.) and 2.) removal of a portable MRI Unit to be replaced with a permanent structure.

1.) Webster Van Winkle Building: This building is the current Watson Center Medical Building. Initially a residence, it was converted to a medical building in 1994. During the last 3 years it has been a Covid-19 testing site. There is no exposure to neighboring residents. The plan is to turn it into a therapy center, housing speech therapy, Occupational therapy, physical therapy and diabetes clinics. There would be minimal changes to the upper floor. The bottom floor with addition would become a gym. This would include massage tables, exercise bikes, treadmills, and mats with high ceilings. The plan is to use as much of the existing footprint as possible. The new gym would make use of existing stairwell. It is already zoned C2-Medical Facility District. There is adequate parking available. **Jenny Begin** asked about the increase in square footage, going from 2789 sq. ft. to an additional 12,000 sq. ft. Does it have adequate runoff and drainage? **Response:** The catch basin is already there. **Jenny** said yes, but this includes a more impervious surface. **Neil Genthner** asked if it would be a flat roof? **Mr. Parsons**

responded that it would be slightly pitched but basically flat. **Bob Faunce** asked if the fire chief had been advised of the plan. **Peter Biegel** stated both sewer and fire departments had been contacted. They will need a sprinkler upgrade from residential to a commercial replacement. **Wilder Hunt** asked if a calculation had been done regarding the percentage covered by parking (limit 50%). **Mr. Parsons** said they are getting close, closing in on 50% but not there yet. Shore Land Zoning ordinances only allow for 50% of a property being impervious. **Jenny Begin** asked how they plan to mitigate water quality/run off.

2.) Webster MRI Project: Mr.

Parsons explained that the footprint would be the same as the current trailer with a “bump out.” The impervious surface stays the same with 1500 sq. ft. It would be located on the existing paved surface. It would give the hospital the ability to have 24/7 service. This will be much easier for patients to access by not having to go outside, of particular concern for in-patients.

Bob Faunce said the next step is to set up a site visit. **Monday August 9, 2021, at 4 p.m.** was agreed upon. **Neil Genthner** said he would not be available, but is very familiar with site. They will meet at Van Winkle at 4 pm. It would be helpful if Mr. Parsons can have the area staked out before the visit.

C. OTHER – Land Use Ordinance

Last July the Board agreed to hold a public hearing at a future date, but Covid-19 restrictions were put in place and everything was put on hold. Bob has scheduled the **Public Hearing for 9/13/21** regarding the Land Use changes.

1. Questions from the Public - None

2. Housekeeping - None

3. Planner’s Report- None

Neil Genthner asked if we had a checklist (or if one even exists) from the fire department. **Jonathan Eaton** said there should be one in existence already. **Bob Faunce** said he would check on it. **Dan Day** said he had seen a “cease and desist” order on Peter’s cooker. **Bob** said it was the Fire Chief’s order because of the fire box and LP tank.

D. Adjournment

On motion (Hunt/Genthner) to adjourn the meeting at 6:30 p.m.

Vote: 5-0-0

Minutes of the Planning Board (August 2, 2021)

Respectfully submitted,

Lynda Letteney
Recording Secretary

We the undersigned approve the minutes for the Planning Board Meeting of August 2, 2021.

Jonathan Eaton, Chairperson

Jenny Begin

Neil Genthner

Wilder Hunt

Ann Jackson

Daniel Day (alternate)

Minutes for August 2, 2021, signed _____
Date

