

RevisedHannon Workshop Minutes  
May 14, 2008

Members Present: Chip Venell (Chairman), Keith Davis, Larissa Crockett, Jim Fiske, Tom Cashin, Yoli Gallagher

Members Absent: Randy Goodwin

Guests: Shelly Blaisdell (minutes secretary), Susan Rockefeller (Curtis, Thaxter), Lisa Bishop (Independent Court Reporter), Pat Hannon (Applicant), Randy Tome (Woodard & Curran), Paul Poyant, Debi Rix, Nancy Bolduc, Bob Hardison (Chairman, Sanford Planning Board), Bill Maloney, Wes Ham, Bill Lotz

The workshop was called to order at 7:00 p.m. by Chairman Chip Venell. Pat Hannon began by suggesting the board go through their performance standards one by one and see how they apply to this project, and also see what questions arise. Susan Rockefeller said that it is their feeling that the most efficient use of time is to go through standard 6.6.3.7, items A-M on page 77 of the "standards applicable to conditional uses" one by one and see if there are any questions that the board might have that haven't already been answered, and they will add any necessary information to try and answer these questions. Susan said that she felt that Mr. Tome's letter in February was asking for many things that were not required in the Town's ordinance. Chip said that to be able to answer some of these questions, the board may need more information. Susan said that is the spirit in which they are here tonight, and they hope to narrow some of the things that the board may need to find this a complete application.

Tom Cashin asked if the procedure for tonight's workshop could be that the board work from Randy Tome's letter that lists his recommended requirements. Keith asked Randy Tome to explain why and how he came up with the requirements that were in his letter from February. Randy said that he was asked to put together a list that the board felt was appropriate for a comprehensive review and said that he did use the DEP criteria to form that list. Susan Rockefeller said that while most of those standards do apply at the State level, they do not apply right now with the Town's standards. Tom said that when they met with Durward Parkinson on November 15, 2007, he told the board that he doesn't feel that the board is stuck with the basic information that they were given in the beginning to complete their review, and feels it is more of an interactive process with the developer and that the board has the right to make a reasonable request for addition information. Tom

also pointed out that there is additional language besides what is found in the ordinance book, for instance, the general purpose statement on page 32, sections 4.4.1.1 or 4.4.1.2, that allows the board to ask for additional items.

The board decided to work off of the list provided to them from Randy Tome in February, 2008, and discussed items that were on the list that both the board and the applicant already agree upon. Susan Rockefeller said that they are just looking at the towns ordinances right now, and the DEP's regulations are not what is to be considered at this time.

Susan Rockefeller asked the board to come up with a reasonable standard for what they feel the noise levels should be and what will be considered a nuisance, and said that the burden shouldn't be on the applicant to tell the board what their noise standard is, and emphasized that the board needs to tell the applicant what their standard is. Pat explained that he is not willing to invest money in having a noise study done because it is not required in the town's ordinance, and asked the board

that when they come up with the noise standard, they also need to say how they arrived at that standard.

Chip asks Pat if the board could get some additional information of the specific details because he feels it would help the board understand what the project will be. Pat agrees to give any details needed, but said that he is not willing to recalculate things that have already been done. Tom asks if it would be possible to overlay this data on the old base map that seems to have disappeared. Tom explains that is the only legitimate map that he has seen on this project developed by a Maine licensed surveyor. Pat objects to Tom's term "legitimate", and says this drawing has been stamped by a certified surveyor. Tom said that the survey they have was done by a hand held GPS and is not accurate, and explains that the newest map was done from a referral of the base plan. Randy Tome asked if he could call the engineer to verify and Susan Rockefeller said that they could pass on the boards concerns to their engineer. Randy Tome said that his concerns could be taken care of with a note on the drawing and a signature from the engineer and a signature. The board continued to go over the letter from Randy Tome, dated February, 2008, and went item by item per Randy's recommendations. Pat agreed to give the board a storm water plan since he plans on putting in a road. Chip asks if a leach aid collection and a management plan for disposal will be supplied? Pat agrees to give the board information on leach aid. Chip asks if the water supply is sufficient and if there was a letter on file with the fire department for fire suppression and facility layouts? Pat said that it was already on record. Jim asks if

it is sufficient for that volume, and Tom asks if it will meet existing codes because the board can't rely on eight year old criteria? Jim said that the fire protection Pat has now is not the same fire protection that will be needed for this new project, and said that he feels that a lot more water will be needed if a building full of garbage catches on fire than if the store catches on fire.

Susan Rockefeller asks to look at page 77 items A-M of the zoning ordinance for item 6.6.3.7 and the following items were addressed:

- A. No problems from any board members
- B. "" "" "" ""
- C. "" "" "" ""
- D. More information will be given on this
- E. Not in a flood zone, so N/A
- F. Pat said it would be addressed and listed on the final proposal
- G. Pat is not accepting any and it will be addressed in his final plan
- H. addressing it
- I. will be addressed
- J. will be addressed as discussed earlier in the meeting
- K. once the board gives their noise requirements, this will be addressed either with a row of trees or a burm to prevent noise
- L. N/A
- M. Not an issue for this project.

DEP setbacks were discussed and Randy Tome said he didn't feel these were sufficient for this project. Pat said that DEP regulations don't apply at this time during the Town's portion of the application.

Financial liability was discussed and Pat said that is was a DEP requirement and not a Town requirement. Pat points out that financial assurance should be such that there is enough money to dispose of anything left behind. The board and Pat agree on this. Pat also agrees to using the Operation of Maintenance manual.

Exterior lighting will be marked on the new drawing, and Pat said they are using existing lighting on the building presently.

Susan asked the board what their time frame is? The board said that she should start getting information to them as timely as possible. Pat suggested that his engineer communicate directly with Randy Tome to work out all the details discussed tonight and then have them set up a meeting after they feel it is at the

place to do that. The board and Randy Tome both agree that this is the best way to communicate.

Susan Rockefeller presented Chip with a letter to address the issue of Pat paying for legal fees that will be discussed at tomorrow nights regularly scheduled planning board meeting.

Meeting adjourned at 9:30 p.m.