



**WESTBROOK PLANNING BOARD
TUESDAY, JUNE 16, 2020, 7:00 P.M.
TELECONFERENCE**

Zoom Link: <https://zoom.us/j/83335727154>

Dial-in Number (audio only): 1-646-558-8656

Webinar ID: 833-3572-7154

AGENDA

1. **Call to Order**
2. **Approval of Minutes**

NEW BUSINESS

3. **2020.20 – Site Plan Amendment, Shoreland Overlay Zone – 5 Bradley Dr – Abbott Diagnostics – Public Hearing:** The applicant is proposing a +/- 46,200 sf expansion to an existing building for manufacturing use and associated site improvements, improved access drive and an expanded 416-space parking area. Tax Map 005B Lot 034 Zone: Manufacturing District, Shoreland Overlay Zone

WORKSHOP

4. **2020.21 – Site Plan Amendment – 84 Warren Ave – Atlantic Transport Systems:** The applicant is proposing a 37,500 sf expansion to an existing building to include a maintenance garage, additional loading bays and an expanded parking area located on units H & G of the approved Fairlane 500 Industrial Drive Commercial Condominium. Tax Map: 047 Lot: 005 Units: H&G Zone: Gateway Commercial, Industrial Park District

S:\PLANNING\2020\06.16.2020\AGENDA 06.16.2020.DOCX Deliberation of agenda items, including workshops, that have not been commenced by the Planning Board as of 10:00p.m. may be rescheduled to the next regularly scheduled meeting.



Planning & Code Enforcement

2 York Street
Westbrook, Maine 04092
Phone: 207-854-0638
Fax: 866-559-0642

PLANNING & CODE ENFORCEMENT

DATE: June 12, 2020

TO: Planning Board
FROM: Jennie P. Franceschi, City Planner & Rebecca Spitella, Asst. City Planner
Cc: Plan Review Team

RE: June 16, 2020 Planning Board Meeting

-
1. **2020.20 – Site Plan Amendment, Shoreland Overlay Zone – 5 Bradley Dr – Abbott Diagnostics**
 2. **2020.21 – Site Plan Amendment – 84 Warren Ave – Atlantic Transport Systems**
-

1. **2020.20 – Site Plan Amendment, Shoreland Overlay Zone – 5 Bradley Drive – Abbott Diagnostics**

PUBLIC HEARING

Tax Map: 005B Lot: 034
Zone: Manufacturing District

Project Description:

The applicant is proposing a +/- 46,200 sf expansion to an existing building for manufacturing use and associated site improvements, improved access drive and an expanded 416-space parking area.

The applicant is a medical testing manufacturer which is expanding its efforts in the COVID 19 testing components. This project site would be manufacturing those components. To facilitate getting the manufacturing underway as quickly as possible due to the pandemic, the applicant proposed a phasing plan to phase in the level of employees and production, understanding that permitting requirements take time to acquire. The phasing plan was broken down into employee counts, and then the City provided feedback to the applicant where levels of permitting were required. **See Exhibit 13.**

The applicant requested a minor amendment to allow the facility to work under the threshold of the previous employee counts of the Olympia Distribution center. The Minor Amendment afforded the applicant to work up to their phase 3 level of employees which stays within the threshold of their traffic counts. This initial approval was granted through the minor amendment process. The site is under construction based on this approval.

Phases 4 and beyond required Planning Board review and approval. The application includes the building expansion and the full buildout of the onsite & offsite improvements. The major issues the applicant is in process of addressing are MDOT Traffic Movement Permit, MDEP Site Location of Development Amendment, a final offsite parking arrangement, CMP electrical systems, and abutter easements.

At the peak employee times, the site will be employing 480 per shift and running 3 shifts a day for a 24/7 operation. Coming into the fall the applicant sees automation of the process being utilized and the employee count will drop down to 340 per shift.

The public hearing for this item was posted to ensure the applicant would receive sufficient review and comments, and to afford a timely process understanding the needs of this operation world-wide during this time.

We included in the packet the written response to comments from the applicant which addresses most of the comment list below. The updated plans referenced in the response comments will be provided in the presentation on Tuesday night. Although the list below appears long, Staff wanted to show the Board the comments list in its entirety as the applicant is not seeking final approval in this meeting but rather looking to collect all comments to wrap into a final submission for the July 7th meeting.

Project History:

June 16, 2020 – Public Hearing

Staff Comments:

Utility:

1. No changes proposed to existing water-sewer-gas connections
2. All new electric required to be underground from parcel line
3. Coordination needed between FD and CMP regarding electrical connection and associated requirements (labeling, disconnect location, etc). See letter from FD dated ...
4. Ability to Serve from Water and Sewer
5. The two generators on the South side of the site – will there be fencing around the Generators?
6. CMP Poles – Protection of the poles along the Easterly side of the Parking lot appears necessary. May need to strip out one spot to further protect the pole to install a guard rail appropriately.

Traffic-Parking-Circulation:

1. Provide curbing around full perimeter of parking lot
2. Upgrading of Pershing way – will need more detailed engineering plans (24' wide, drainage work, etc)
3. Sidewalk – raised with curbing (improvements to existing walk located at front of building?)
4. Create loop system of sidewalk around entire structure
5. Stop bars
6. Increase lighting at northerly Pershing Way access point
7. Provide Shift Times for workers
8. MDOT Traffic Scoping meeting application – Please provide copy to City of application.

Stormwater:

1. Final stormwater design work is needed to demonstrate Pre to Post criteria is met.
2. Where does underdrain pipe in new bench go to?
3. Please provide clean out for underdrain pipe.
4. What is the treatment at the end of the outlet pipe into the wetpond?
5. Please show piping system on utility plan for the stormwater system all the way through Reach 10.

Emergency Access:

1. Provide turning template through site
2. Expansion fully sprinkled and fire alarm. Need verification fire flow is adequate required
3. If new sprinkler design - Separate service for sprinkler pump in existing building. Provide separated 1-hour fire rated sprinkler room

Plans:

1. Provide a barrier along the easterly edge of the parking lot to increase security to the Nature's Design lot. (Boulders, guardrail, fencing, etc.)
2. Signature block on the cover sheet

3. Show snow storage on plan
4. Elevator will not be included in the approval
5. Provide hydrant to serve the rear of the building
6. Alignment of the sidewalk at the South Corner of the expansion with the access drive.
7. Need Curbing along the grass area at the south west corner of the expansion.
8. Need curbing around the entrance island from Nature Design driveway.
9. Provide grading along boundaries to be able to see the transition.
10. Drainage along Nature's Design Driveway – steep – need to incorporate stabilization methods in ditchline – i.e. check dams.
11. Silt fence needs to surround stormwater pond to protect it during road, driveway, access drives and parking lot construction.
12. Expand landscaping area into hatched areas out front.
13. Will parking spaces along Westerly side line remain? They are not shown on the site plan.
14. Provide materials and colors on elevation views.

Misc

1. Application fees due - \$300.00
2. Noticing fees due - \$117.50
3. Amenities for workers – picnic tables, benches, gathering spots
4. Provide Grading easement on adjacent properties
5. Provide shift times and frequency of truck traffic
6. Provide parking agreement for off-site parking arrangement
7. Statements provided by the Fire Dept in the letter dated 6-5-2020.
8. Verification parking lot is permitted within the CMP easement as shown on plan and does not present a conflict with location of existing poles.

Board Action:

1. The applicant is seeking feedback from the Board regarding site layout & circulation, off-site improvements to Pershing Way and ground treatments, and then is requesting the Board continue the application to the July 7, 2020 meeting for final consideration.

Motion:

Continue the application for Abbott Laboratories for the expansion of an existing building and parking lot located at 5 Bradley Drive to July 7, 2020.

2. 2020.21 – Site Plan Amendment – 84 Warren Ave – Atlantic Transport Systems

WORKSHOP

Tax Map: 047 Lot: 005 Units: H&G
Zone: Gateway Commercial, Industrial Park District

Project Description

The applicant is proposing a +/- 37,500 sf expansion to an existing warehouse building for Atlantic Transport Systems to include a maintenance garage, additional loading bays and an expanded parking area located on units H & G of the approved Fairlane 500 Industrial Drive Commercial Condominium.

The applicant is an appliance delivery and installation service with major clients. The applicants need additional space for the appliances that they are warehousing for these various clients, until such time as the call for delivery and installation is made for a customer. Their business is seeing an increase call for service from these clients, which for a Westbrook grown business is a positive indicator for our region and the economy.

Staff have provided feedback to the applicant on the plan. Major items the applicant is working on are the MDEP Site Location of Development Amendment, access and use easements on adjacent units, and review of stormwater systems.

Project History

June 15, 2020 – Neighborhood Meeting
June 16, 2020 – Planning Board Workshop

Staff Comments

1. Project requires an amendment to the site's SLODA permit – Full stormwater design required with final submission
2. Provide a Purchase and Sale for unit H to demonstrate right, title & interest
3. Provide draft easement language for access and parking over Unit H to benefit Unit G
4. Existing hydrant needs to be relocated – final location to be determined in coordination with FD
5. Expansion requires sprinkler system and fire alarm. Fire flow calculations needed to verify existing sprinkler system can support proposed expansion
6. Show dumpster location with enclosure on final plan
7. No additional employees in association with proposed building expansion. Any increase in employees may require septic redesign
8. Provide GIS data on retrofit detention basins
9. Ground treatments required – provide a landscaping plan with final application
10. Update impervious cover table to include work on lots G & H
11. Gross Density Factor – please show in % and total square footage of entire parcel
12. All work is limited to the condo lines of lots G&H.

Board Action

1. Provide feedback to the applicant
2. Site Walk