



**City of Westbrook
PLANNING BOARD MINUTES**

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WESTBROOK PLANNING BOARD

TUESDAY, February 7, 2006 7:00 P.M.

WESTBROOK HIGH SCHOOL, ROOM 114

MINUTES

Present: Ed Reidman, (Chair), Rene Daniel (Vice-Chair), Anna Wrobel
Greg Blake, Brian Beatti, Luc Bergeron (Alternate), Paul Niehoff (Alternate)

Absent:

Staff: Rick Gouzie, Brooks More

Chairman Reidman called the Westbrook Planning Board meeting to order at 7:00 p.m. in Room 114 of the Westbrook High School. Mr. Reidman explained that item #3 Fieldstone Subdivisions has been removed from the agenda. Mr. Reidman informed the audience of the purpose for the public hearing, and asked everyone who would speak to do so at the podium, being certain to speak clearly and provide the Board with their name and address. Mr. Reidman stated that the Board would hear a presentation accept any additional Staff comments, and then receive questions and commentary from the public. Mr. Reidman noted that any questions received by the Board would be answered at the end of the public presentation. Mr. Reidman explained that any action taken at this meeting would be dependant upon time constraints.

Ed Reidman informed the Public that Chris Parr has resigned from the Planning Board.

A letter from NAPA was on the table to be discussed at a later date.

1. Approval of Minutes - January 10th, 2006

Rene Daniel moved to approve the Minutes as written.

2nd by Greg Blake

The vote was unanimous in favor 6-0 with Paul Niehoff abstaining

2. Approval of Annual Chairman's Report – Calendar Year 2005

Ed Reidman read the Annual Chairman's Report for the record.

Rene Daniel moved to approve the Annual Chairman's Report with corrections noted and submit the Annual Chairman's Report to the Mayor and the Westbrook City Council.

2nd by Luc Bergeron

The vote was unanimous in favor 7-0.

3. Election of Officers

Rene Daniels nominated Ed Reidman for Planning Chairman.

2nd by Greg Blake

No other nominations recorded

The vote was unanimous in favor 6-0 with the Chair abstaining

Luc Bergeron nominated Rene Daniel for vice-chair of the Planning Board.

2nd by Anna Wrobel

No other nominations recorded

The vote was unanimous in favor 7-0

4. Final Site Plan Review - Deluca Hoffman Associates, on behalf of BTG Realty Co., LLC, for the construction of a 13,500 SF metal frame addition to the building located at 85 Eisenhower Drive. Tax Map: 5B, Lot: 7, Zone: IP.

Steve Bushey with Deluca Hoffman Associates, on behalf of BTG Realty Co. presented to the Board all aspects for the construction of a 13,500 SF metal frame addition to the building located at 85 Eisenhower Drive. Tax Map: 5B, Lot 7, Zone: IP.

Luc Bergeron moved to find the Amended Site Plan Application for BTG Realty Co. complete.

2nd by Brian Beattie

The vote was unanimous in favor 7-0

Luc Bergeron moved The Site Plan application for BTG Realty Co., LLC on Tax Map 5B, Lot 7, is to be **approved with conditions** with the following findings of fact and conclusions as stated in the memo from Brooks More dated February 2nd, 2006 pages one (1) through four (4).

FINDINGS OF FACT

Utilization of the Site

- The location of the proposed expansion is currently covered with grass and vegetation. The building addition will require clearing and filling of a portion of the vegetated area. The vegetated area is primarily scrub brush with some pines and alders.

Adequacy of Road System

- The road system in the industrial park is designed to accommodate the traffic from the proposed use.

Access to the Site

- The project has adequate sight distance at both existing entrances.

Internal Vehicular Circulation

- The project provides for adequate internal circulation.
- The project has been reviewed by the Fire Chief.

Pedestrian and Other Modes of Transportation

- Not applicable.

Storm water Management

- The City Engineer has approved the storm water management plan.

Erosion Control

- The City Engineer has approved the erosion control plans.

Utilities

- The public utility system will be able to accommodate the needs of this project.

Hazardous, Special and Radioactive Materials

- None have been identified in the application.

Technical and Financial Capacity

- The business will be self-financing the project.
- A failure to complete the project will not result in financial liability for the project.

Solid Waste

- Solid waste will continue to be the responsibility of the property owner.

Historic, Archaeological and Botanical Resources

- Not applicable. The site is currently developed.

Landscape Plan

- Landscaping has been proposed along Bradley Drive.

Others

- None.

CONCLUSIONS

1. The proposed site plan **will not** result in undue water or air pollution.
2. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
3. The proposed site plan **will not** cause an unreasonable burden on an existing water supply.

4. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
5. The proposed site plan **will not** cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.
6. The proposed site plan **will** provide for adequate sewage waste disposal.
7. The proposed site plan **will not** cause an unreasonable burden on the municipality's ability to dispose of solid waste.
8. The proposed site plan **will not** have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
9. The proposed site plan **conforms** with a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
10. The developer **has** adequate financial and technical capacity to meet the standards of this section.
11. The proposed site plan **is not** situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, article 2-B M.R.S.A.
12. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
13. The proposed site **is not** situated entirely or partially within a floodplain.
14. All freshwater wetlands **have** been shown on the site plan.
15. Any river, stream, or brook within or abutting the site plan **has** been identified on any maps submitted as part of the application.
16. The proposed site plan **will** provide for adequate storm water management.
17. The proposed plan **will not** negatively impact the ability of the City to provide public safety services.

CONDITIONS

1. Approval is dependant upon, and limited to, the proposals and plans contained in the application dated December 29, 2005 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board.

2nd by Rene Daniel

The vote was unanimous in favor 7-0

5. Village Review - Ernie's Cycle Shop for the alteration of a flat roof to a pitched roof on the Northeast corner of the building located at 105 Conant Street. Tax Map: 32, Lot: 62, Zone: Rural.

Bruce from Ernie's Cycle shop explained the need for a roof replacement.

Rene Daniel requested a process within the Village Review, which staff could answer, to help citizen's expedite any emergencies that they may come across, i.e. repairing a roof.

Ed Reidman explained that it is the overlay District that brings this Village Review Application to the Planning Board.

Brooks More proposed that the Planning Staff could review applications like this and either approve or deny the application and give the applicant appeal rights to the Planning Board.

Ed Reidman asked Brooks More to verify this with the City's Legal Staff.

Rene Daniel expressed the need to explore this avenue, to expedite this type of application.

Ed Reidman asked the Planning Board for any need of a Public Hearing.

The Planning Board saw no need for a Public Hearing.

Anna Wrobel the Village Review application for Ernie's Cycle Shop (105 Conant Street) on Tax Map: 32, Lots: 62 is to be **approved with conditions**

(1) Scale of the Building. The scale of the building depends on its overall size, it's mass in relationship to the open space around it, and the size of its doors, windows, porches and balconies. The scale of a building must be compatible with its site and neighborhood.

- The scale of the building will remain compatible with its site and neighborhood.

- (2) Height. Change in the building height can have a negative impact on how a street appears. While maintaining a particular height is not required, changes in height must be visually compatible with the streetscape and the neighborhood.
- The change in height is compatible with the streetscape and neighborhood.
- (3) Rhythm of Front Facades. In reviewing any facade, the pattern of doors, windows and wall surface, their height and width, should be visually compatible with the neighboring structures.
- The front façade will not be affected by the new roof.
- (4) Relationship of Facade Shapes and Materials. The relationship of facade shapes and materials should be considered in relation to the surrounding neighborhood. In particular, the rhythm of shapes, pitch, and orientation to the street on which the structure fronts should be maintained.
- The façade will not be affected by the new roof.

CONDITIONS

1. Approval is dependant upon, and limited to, the proposals and plans contained in the application dated January 17, 2005 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board.

2nd by Luc Bergeron

The vote was unanimous in favor 7-0

6. Adjourn

Respectfully submitted by Linda Gain PECE Secretary

MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY. A COMPLETE RECORDING MAY BE OBTAINED BY CONTACTING THE ENGINEERING, PLANNING AND CODE ENFORCEMENT DEPARTMENT. THANK YOU