



City of Westbrook

DEPARTMENT OF PLANNING

WESTBROOK PLANNING BOARD TUESDAY, JULY 19th, 2011, 7:00 P.M. WESTBROOK HIGH SCHOOL, ROOM 114 MINUTES

Present: Ed Reidman, (Chair) (Ward 5), Rene Daniel (Vice-Chair) (Ward 1), Dennis Isherwood (Ward 2), Robin Tannenbaum (Alternate), Rebecca Dillon (Alternate), Michael Taylor (At Large)

Absent: Cory Fleming (Ward 4), Scott Herrick (Ward 3), Staff: Molly Just, Greg Blake (At Large)

Staff: Molly Just, Richard Gouzie

Chairman Reidman called the Westbrook Planning Board meeting to order at 7:00 p.m. in Room 114 of the Westbrook High School. Chairman Reidman explained the purpose of a Public Hearing.

Public Hearing - Rezoning – 102 Cumberland Street – Scott Balfour for a rezoning from Residential Growth Area-1 to City Center District. This change is not accompanied by a plan for redevelopment but is intended to enable more commercial uses in an historic building in the Cumberland Mills neighborhood abutting the City Center District. Tax Map: 40, Lot: 206. Zone: RGA-1, Village Review Overlay District and General Development Shoreland Zone.

Michael Taylor I move to remove this item from the table.

2nd by Dennis Isherwood

The vote 6-0 in favor (Rebecca Dillon voting)

Ed Reidman the way a public hearing is run I will ask for the applicants' presentation and then I will ask staff for any comments, then I will ask the questions or comments after the public hearing is closed

Summary. The applicant is requesting to rezone property located at 201 Cumberland Street and operating as The Elms bed and breakfast from Residential Growth Area-1 (RGA-1) to City Center District (CCD) (see attached). The property is also located in the Village Review Overlay Zone and the General Development Shoreland Zone. The applicant would like to have the ability to use and eventually market the property for a broader range of commercial uses than that allowed in the RGA-1 district. The RGA-1 district allows for commercial uses such as day care operations, medical facilities and medical offices, a neighborhood grocery and municipal uses. The CCD allows for almost unlimited commercial uses. The requested rezoning is consistent with the Comprehensive Plan recommendations for the area.

Analysis. The Planning Department has given thorough consideration to the applicant's request for rezoning to CCD and recommends that if a rezoning is to be supported then a more appropriate zoning designation might be the Residential Growth Area 1 Business Office Overlay Zone (RGA-1 Overlay) (see attached). This zone allows for more commercial uses than are allowed in the RGA-1 district, specifically business office uses, while ensuring that the expanded commercial activity is in keeping with the abutting residential uses. This zone exists on the nearest property zoned RGA-1 to the south, at Main and Lamb Streets, south of the Presumpscot River. Therefore, this would be an expansion of that zone.

Perhaps most important is that the RGA-1 Overlay assumes that the commercial uses would take place within existing structures. The Elms is a significant historic structure and is located within the Cumberland Mills Historic District on the National Register of Historic Places. The Cumberland Mills Historic District designation was one of a handful of National Register designations that took place in the last 15 years or so in order to preserve some of Westbrook's signature historic areas and buildings. Other designations included the old Westbrook High School, Walker Memorial Library, the Vallee Family House, the Nathan Harris House and the Warren Block on Main Street.

The RGA-1 Overlay designation would be an appropriate zoning designation for the subject property because if the property is rezoned to CCD there is no level of protection or preference for using the existing building with a change in use. The RGA-1 Overlay only allows additions on the side(s) of buildings not facing a public street. This means that commercial uses could occupy the building and could expand, if necessary, on the side of the building not facing a public street. Expansions would have to retain the existing style of the structure. It should be noted that the subject property is located within the Village Review Overlay Zone which requires that a property owner seek permission from the Village Review Overlay Zone Committee and the Planning Board before demolishing a building. Rezoning the subject property to the RGA-1 Overlay or CCD would not remove the Village Review Overlay Zone designation from the property.

Conclusion. The Planning Department supports rezoning of the proposed property to Residential Growth Area 1 Business Office Overlay Zone. The Planning Board must conduct a public hearing and make a recommendation to the City Council on the rezoning request.

Scott Balfour I am the owner of the Elms at 102 Cumberland Street. Starting this winter maybe early next summer there is going to be some bridge construction next to the Elms. In the process of building that bridge they have to put a temporary bridge next to the Elms coming half way up the lawn. My concern is

they are going to chop down those beautiful silver maples and they are going to remove the arborvitaes that we put in and it will be a disruption to the bed and breakfast that I currently run.

It started me thinking what the future would be if the bed and breakfast could not sustain itself. Given the concerns that change happens, what would be another good use for this property if I decided to make a change?

I went to the Land use ordinance to see what I can do.

Editors note see quote below:

Chapter I Preamble

101 Purpose.

This zoning ordinance implements the land use strategies in Westbrook’s Comprehensive Plan. The plan calls for Westbrook to:

Establish a well-balanced land use pattern that sustains the economic, institutional, and cultural role of the urban core while meeting the current and future needs of Westbrook citizens in a manner that is cost-effective, equitable, environmentally-sound, and sensitive to the City’s visual and cultural character.

I thought that was awesome when I read it because that is sort of what I want to do anyway. I have been a Realtor for over thirty-five (35) years and we have our own code of ethics. Our values are not that different even though I wanted to request a zoning change as long as we could live within our value system. Next I went to the zoning map and found that I am in the residential zoning. Look at my abutters, they are non-residential land owners.

Looking out the kitchen window a little to the north I look over the Sappi Plant. Moving down the road a little I look at the Sappi Plant, in the Industrial Zone. Looking down further is more of the same and then we get to the Maine Medical Center down to the east of us the old location of the Public Safety building and that is in the Business District Zone. Going to the right is the Library; coming down the river to the west of my property is the ball field which is lit late at night. Coming across the river is the residential zone where some people swim in the river. Then back in an overview, you can see the Elms in one corner and the mill on the other side.

This map is the zoning as it exists and this is the zoning that I would like to propose the change. What is changing is just this little piece right here. I am proposing to change that to the City District. These are the permitted uses that I am allowed currently:

302 Residential Growth Area 1.

The purpose of the Residential Growth Area 1 zone is to provide urban core community densities to support the downtown center. Reduced setbacks will permit the infill of vacant properties in areas that are already served by municipal infrastructure.

302.1 Permitted Uses. The following uses are permitted in the Residential Growth Area 1 as a matter of right:

Accessory Uses	Funeral Home
Bed & Breakfast Class 2	Greenhouse or Florist
Congregate Care Facility	Home Occupation
Dwelling, Single-Family	Library/Museum
Dwelling, Two-Family	Municipal Facility

Westbrook Planning Board Minutes
July 19, 2011

Neighborhood Grocery

302.2 **Special Exception.** The following uses are permitted in the Residential Growth Area 1 as a special exception under Section 204:

- Bed and Breakfast Class 1
- Day Care Center
- Adult Day Care
- Dwelling, Multiple-Family
- Medical Office
- Hospital
- Home Day Care Provider
- Church
- Community Center

If you go to the City Zone, these are the uses allowed:

301.1 **Permitted Uses.** The following uses are permitted in the City Center District as a matter of right:

Accessory Use	Home Occupation
Bank Class 2	Hotel or Motel
Bed and Breakfast Class 1 & 2	Library or Museum
Business Office	Media Studio Class 2
Child Care Center	Municipal Facility
Club or Lodge	Medical Offices*
Congregate Care Facility***	Neighborhood Grocery
Day Care Center	Parking Facility
Dwelling, Single-Family	Private Indoor Recreation Facility
Dwelling, Two-Family	Restaurant Class 2
Dwelling, Multiple-Family	Retail Class 1 & 3
Educational/Vocational**	Service Business
Food Cart Vendors	
Greenhouse or Florist	

301.2 **Special Exception.** The following uses are permitted in the City Center District as a special exception under Section 204:

- Bank Class 1
- Church
- Community Center
- Home Day Care Provider
- Light Manufacturing and Research and Development
- Theater

I would like to address some of these as I think they are appropriate for what I have in mind for options down the road.

Westbrook Planning Board Minutes
July 19, 2011

Bank Class II can not have a drive through. Do I think a bank will ever go in there given the value of the property and the location of the property? I do not think so; it is not in the center of the town. It does not allow for a bank with a drive through.

Bed and Breakfast Class I, currently in the residential zone I am allowed a Bed and Breakfast Class II. There are two requirements, 1. You have to live there 2. It only allows you to rent five rooms. Class I is the same, you still have to live there but you are allowed to rent up to ten rooms. When you go before the State, they say you can rent eight rooms.

The Elms has two floors with four bedrooms each so it does have eight rooms in it. Now I occupy some so they are not all for lease and I would like to expand the use and get more rooms perhaps in that. Also when I look at the feasibility of the space there are some rooms that could be converted on another floor. That is a use that would not impact the exterior of the building that some people are concerned about or the visual impact.

Business Offices, could it be a Law Office or my Brokerage Office, or a Real Estate Office there? I think it would make a good use for the building, I think it would help preserve the building. I think it is a use that is allowed and would be appropriate for the building.

Child Care Center, possibly, it would take some fencing and some landscaping also to do that properly. I think it could be detrimental to have child care in there.

A church is allowed. There have been some adjustments to the Ordinance on that.

Clubs and lodges right now are not allowed. In the Elms history is it was a club and lodge. According to an article I read the Elms may have been lived in two years before the owner died and then it has been owned by the mill and they have used it for entertaining and sometimes their sales staff stayed there. I think it is an appropriate use for the building. Did the people from the mill live in the building? No they did not. So historically there is precedence set for what I am asking for. Allow this to be used without requiring the owners to live in the building.

The next one is day care center, I can put a single family home a two family home or a multi family home. If you look at the property, it might make sense to break it up into more than one unit. The first floor could be a first class restaurant. I think it could be an excellent use for it and there is a lot of historical precedence set on that also. The building has a large commercial kitchen; it has a dining room that at one table can seat over twenty. It used to have a staff of three, preparing meals and entertaining for the mill. I was talking to Barry the plant manager today and he said when he was in his twenties he went to a function there and had the best meal of his life. I have talked to several people who know the history of the building and they talk about how it was used for entertaining and first class meals. So when it gets to a use as a restaurant, I do not see it as an inappropriate use and is in keeping with the history of the building.

Multi unit, perhaps the second floor could be created for a nice residence, overlooking the river. The third floor could be used as an Inn or rooms what have you. The option to go from just two units to multi units as long as it complies with everything else is an option that should be had. When I bought the building the appraiser had to go and use an apartment house with six units in it just to get comparable sales analysis, so a Multi Unit may be a good use.

Educational Facility, Vocational or Education... Food Cart or vendor made me laugh; I do not think that will ever be.

Hotel or motel this is one of the highest priorities that might fit my needs personally. At some point I might not want to be a resident of the building. I might want to down-size my living quarters, myself, but it still might make sense to keep it as a bed and breakfast. The difference between a hotel and a motel and a bed and breakfast is that does not require an owner occupant inside the building. It would be run as it is;

Westbrook Planning Board Minutes
July 19, 2011

like it used to be when Sappi Mill ran it. The mill had people stay there, they ran it, but no one lived there. I would like to have that option also.

Media studio, production of sound, I do not think it lays out that way. I do not see that happening as that type of use.

Municipal facility, I guess the town looked at this at one point before I purchased it and could not find any use for it.

Medical Office, as I say Maine Medical Office is right next door. Why wouldn't a Medical Office right next door to another Medical Office be an appropriate use?

Parking facility? I do not see a multi story parking garage being built there. All it would be able to serve is the Mill and they have parking galore. That has no economic use even though it is allowed and do not know why that could be a concern of anyone's because there would be no economic use for a parking garage.

Private Recreation Facility? No water slides.

Class A Restaurant, I mentioned that before, let me pass out some interior pictures of the commercial kitchen showing that has been used that way in the past. The difference between Class II and Class I, one is allowed a drive through. In this zone it is not allowed.

Retail uses; what type of retail uses could be in there, a museum perhaps, wanting to sell or display tours or whatever. I do not see it being used that much as retail or in service businesses.

Those are the uses of the building that not all are allowed, only the ones that are specified. The ones that are specified, I do not see any that would not preserve the historical nature of the building. That is what I am all about. I am trying to look for a method to sustain the building and be consistent with the historical uses of the building that we have used in the past.

In the news, a Portland magazine in April of 2006 says "the Elms was built in 1882 for Mr. Longley S.D. Warren's agent/manager whose wife Mary was the niece of Samuel Dennis Warren. No one knows when the Elms became a guest house but the guess is in 1885 that after Mr. Longley died in 1884." What I am asking for is very consistent to the historical use of the building in the past.

The American Journal had an article in it in April 12th. "According to Sappi spokesman the company decided to sell the property as it was no longer used as a guest house for its clients as it has for over a century." It has been used as a guest house for over a century but it is not even a permitted use now.

"It has a long history as a guest house, but around 1999 it was no longer feasible. The City along with the Cornelia Warren Association and the Westbrook Historical Society looked into purchasing the property for the use by the City in some capacity. But in the end the approximate price of \$800,000 along with the maintenance cost was much too much." If the Historical Society had been given the property the society would be hard pressed to maintain it. That speaks to why I am here. Building the property especially and maintaining the historical nature needs to be economically sound. You can not put capital into something and not expect a return or to break even on it, it is just not sustainable. You can not have expenditures be greater than revenues. And with the renovations and after running the Bed and Breakfast for six years, we are operating in the deficit by about 25% of the operating costs.

A lot of my concerns could be addressed if I had more options to look into putting into the building and options that would help preserve the building and I think that this zone that I am requesting does allow for that.

Impacts to the neighborhood; traffic, a street that has 15500 cars per day on traffic counts, so it is not a sleepy neighborhood. We are also on a very busy arterial that leads from Windham to here. So any impact this building would have would not have an impact on the neighborhood. Little or no traffic nuisance would be impacted.

Lighting, I am already across the street from Sappi and as mentioned the ball field lights, but lets go to the Sappi side of it. They have lights on all night there, it is bright, and we do not even see the stars at

Westbrook Planning Board Minutes
July 19, 2011

night because it is so bright from that side. Any impact that this building would create from the lighting would not be worse than from the ball field and the Mill. The building does not create a lighting nuisance.

Noise nuisance; between two weeks ago and today I was awakened at 3:00 am as the pressure was getting high in the steam over at SD Warren and there was a loud emergency whistling type of sound that went on for about thirty to thirty-five minutes. That is a sound nuisance. That is not a complaint against Warren, I understand they are in an Industrial Zone and they need those safety valves. My point is the change of this zone should not create a noise issue that is worse than any of the neighbors.

Visual, culture and character of the City, I think that is why I am here. If we wanted to preserve it and make it more sustainable, it would have to have more options than it currently has.

Little or no impact, there is little or no opposition here or at the prior meeting. The Westbrook Historical Society looked at the building, they are not here clamoring against this change. I do not see it as a great risk to grant this use.

This property is not in a neighborhood, no impact there, two of the three zones are non-residential. I have mentioned the lighting and the noise nuisances; I do not think any change of the zoning would have any impact. 8400 square feet is not your typical neighborhood. I believe that since 1882 the home has only been a home for eight years which six of those are mine. It has never been used as a home which is what I think of in residential areas. The positive I think is in keeping with the historical use of the land. I am thinking more options will sustain the economic institution and cultural of the urban core.

Back to the preamble: "Aiding and preserving the visual significance of a building with free enterprise versus government funds." The government / town did not want to take it over, and then it meant they would have to maintain it and that would have cost funds. Here you have private enterprise trying to find a use for the building so it can be maintained. I am thinking that is a good trade off.

This zoning change request will make the white elephant less of a white elephant. It is consistent with the Comprehensive Plan, sustainability... I just want to come back to that over and over again. The economic sustainability of the current use of the building might be in jeopardy if it is not granted. Granting this request will enhance economic survival thus the care of the building. I am a tax payer requesting the change and I do not have a lot of opposition, I would like to think you would be able to grant it.

I like the pictures here, sort of a before and after. When the building stops making economic sense as in the before, the roofs were leaking, the paint was chipping all over the place, there was no capital being invested in the building anymore. There was no preservation going on, it was run down. It sat vacant for over six years that is what happens when a building can not sustain itself. Go to the other picture and someone perceives economic value, capital is invested, you can see it has been painted, a new roof, a sprinkler has been put in, new heating has been put in. A lot of capital has gone into preserving this building. An owner takes pride. I think that is important. An owner can take pride when it is not draining them. Maintenance takes place; it adds value to the community. Having guests coming to this building that have historic memories longer than I, all love access to the building; they love to tell stories about it. There seems to be some pride about it in the community. That is what we want to preserve. But it will not be preserved if capital can not be invested to it.

I want to thank you for your consideration and help me preserve this building with your vote of approval.

Ed Reidman thank you Mr. Balfour, you do realize the Planning Board's duty in this case is only to make a recommendation to the City Council

Scott Balfour yes

Ed Reidman at this point, is there any comments from the Staff at this point?

Molly Just no

Ed Reidman is there anyone that would like to speak?

No comments

Public Hearing Closed

Ed Reidman questions from the Board? As I said it is just us doing a recommendation. I will ask one positive question. It is my understanding because you are a historic building that you can not change the outside, visually.

Scott Balfour I do not know about that. I know you can not demolish the building.

Molly Just you have the right to change the exterior of the building. You do need City approval as it is in the Village Review Overlay Zone. If it is a substantial change it has to go to the Village Review Overlay Zone committee and then to the Planning Board for their approval, if it is minor, I can approve it administratively, essentially if the changes are in keeping with the character of the site of the building and the neighborhood. In order to tear down the building the risk does increase with changing the zoning to allow more commercial uses. The property owner would have to seek approval from the Planning Board with the recommendation from the Village Review Committee.

Ed Reidman currently those are in place right now. If he wants to do anything whether it is the current zone or some future zone he would still have to obey those.

Molly Just correct

Ed Reidman the other issue... I am not opposed to the change but I am concerned with parking on the site. It seems to me after riding by for many years that there is not a lot of parking. When you look on the piece that was supplied to us that is the City Center District and you get over to the parking requirements and some of the uses are not required.

Molly Just most of them

Ed Reidman how much parking do you have on site?

Scott Balfour you can not see it by driving by. The river side of the property is all parking, so there is a lot of parking out there.

Ed Reidman questions from the Board?

Robin Tannenbaum I appreciate your presentation it was very thorough. I do have concerns about maintaining the historic integrity of the building and the protections on it. I am curious and I think this is a

question for Molly, with the Planning Staff's recommendation to do the Business Overlay, what would be allowed that is not allowed?

Molly Just the uses allowed in the underlying district, RGA1, the applicant went through those uses. The Business Overlay in the RGA1 zone allows business offices, so they operate within the normal business hours, they operate within the existing structure, but you can have more host of different business office uses, like medical, architect, broker, really any type of business office that the definition states. If you drive down Main Street from the rotary headed toward Portland on your right you will see business offices located within that. There is a tax office, acupuncture, a variety of business office uses are added to what is already allowed in the RGA1 zone.

Robin Tannenbaum Mr. Balfour which uses in particular that you are interested in, does the Business Overlay not allow?

Scott Balfour the hotel which means non-owner occupied and a first class restaurant.

Ed Reidman anyone else have anything?

No comments

Ed Reidman at this point we will go to regular session

1. Call to Order

CONTINUING BUSINESS

2. Rezoning – 102 Cumberland Street – Scott Balfour for a rezoning from Residential Growth Area-1 to City Center District. This change is not accompanied by a plan for redevelopment but is intended to enable more commercial uses in an historic building in the Cumberland Mills neighborhood abutting the City Center District. Tax Map: 40, Lot: 206. Zone: RGA-1, Village Review Overlay District and General Development Shoreland Zone.

Ed Reidman our action now is to make a recommendation to the City Council unless you have more questions.

Michael Taylor I move to recommend for approval to add Tax Map: 40, Lot: 206 to the Business Overlay Zone.

2nd by **Dennis Isherwood**

Ed Reidman any questions?

The vote was unanimous in favor 6-0

Ed Reidman can I have a motion to recess to workshop?

Rene Daniel I move to recess to workshop

2nd by Dennis Isherwood

The vote was unanimous in favor 6-0

Scott Balfour I need one more moment of your time. I do not know if the Planning Board or Planning Department can help me out on this. In this road construction, here are the electrical lines, on the current plan I showed you. They are changing the road and the bridge and will be moving those power lines from there to come right through here. You will be looking out of these bed and breakfast rooms onto these power lines.

I do not want to take up all your time as I am abusing my privileges right now by going over this but if there is anything the Planning Board or the City can work on to help preserve the building by keeping the power line on the other side of the street, I know I would appreciate that.

Ed Reidman I think that the City Engineer, Eric Dudley relates to projects that are going on from the Maine Department of Transportation. It might behoove you to go to City Hall and talk to him.

Rene Daniel I move to recess into workshop

2nd by Dennis Isherwood

The vote was unanimous in favor 5-0

3. Recess to Workshop

Ed Reidman the members in the audience or public are allowed to participate in discussion during workshop sessions.

4. Sketch Plan – IDEXX Laboratories – One IDEXX Drive – DeLuca-Hoffman, Assoc., on behalf of IDEXX Laboratories for review of a 107,000 square foot administrative office building. The project is proposed to be located along with the existing buildings at One IDEXX Drive. Tax Map: 5B, Lot 5.

Chris Osterrieder Deluca Hoffman, I want to take a couple of minutes to walk through this and try to make it clear. I would first like to turn the clock back a little bit. We had appeared before you back in November 2007 with this project originally. At the time it was a proposal for a two hundred and forty thousand square foot administrative office.

The plan before you tonight represents our campus master plan. What we actually intend to do is permit that entire plan before you. Our plan is for a one hundred and seven thousand square foot building with the possibility of a one hundred and thirty-three thousand square foot expansion. That is similar to our original plan but what is changed is we are going to phase it at this point.

One of the things that happened is we started the plan with you a couple years ago and got off track for various reasons. We did continue the permitting process through Maine DEP and let that process run its course. We have a standing permit through Maine DEP. When the project is resuscitated itself and has taken on new shape with a new building footprint and it will be phased in two fashions. We have reorganized how the phases are going to work.

Westbrook Planning Board Minutes
July 19, 2011

What we are looking to do is the same as last time. The existing campus itself is dominated with surface parking to the east of the building and parking along its periphery. That is a lot of the new parking to the west in front of the building and along the western side what we came before you folks and permitted back in 2007. All of that construction has been completed.

The project today is we are looking to connect the new building to the existing building. It would reside in the existing parking area today and in order to satisfy the parking at campus we are looking to construct parking out near the woods and some parking out in the ball field itself. It will happen in two ways, within the building itself we have all kinds of different uses, the manufacturing, the R & D and the Office space. As we strategically look at the parking itself, one of the primary areas we seek to put parking is in this area where we can have staff use the back of the building and park approximate to that area.

What we are intending to do with this project from a phasing standpoint would ideally commence construction this fall or some of the site improvements so we can have parking so when the building breaks ground next spring the people displaced from campus today will have a place to go.

Some of the major elements of the project involve pretty much the entire reconstruction the parking field that is out there today. One of the things that happens when we go through this type of process although the project was built in the 1970's and had existing DEP permits, redevelopment has to be treated as though they are brand new and brought to today's stormwater standards. Everything we do will have to meet today's standards.

We currently have three existing entrances onto Eisenhower Drive. One of the entrances near Bisson is offset, that will be our main entrance which is Idexx Drive. We are going to realign that across from Bradley Drive. It will be realigned and looked at traffic wise in this area for all the long term growth. We want to maximize our efficiency on and off the site.

Another thing that happens from Calpine Drive which is here that is actually on Idexx's property. This back lot we intend under phase one is just to build that lot so we would have a connector road here and look to relieve some of this traffic out on this section of road. We effectively have four entrances. One will be new entrances on the road, one will be realigned and it allows us to utilize all the capacity in that area.

With this project the first phase will allow us to increase the employee count on campus to about three hundred people so we will be just fewer than seventeen hundred people at the completion of this project with build out and full occupancy. That is the goal.

The second phase of the project with the addition of the one hundred and thirty-three thousand additional square feet will add another four hundred people so there is continued long term growth to get to this spot. As we approach that second phase we do have additional stream crossings we make, we would increase the parking in this area and build more parking in the ball field as well. Essentially maximize the campus footprint from a surface parking standpoint as much as we can.

We do have a stream that goes through the project that goes all the way through here and we have all kinds of wetlands on the project do we basically are looking to design the site and maximize it within the constraints we have.

We are going to look to have this be a LEED certified building. The building is a three story building and is primarily office space. It is one hundred seven thousand square feet but around sixty-four thousand square feet is pure office function. Then you have support components, one is a wellness component, food service and conferencing space that makes up the one hundred and seven thousand square feet.

One of the things we have when we go through this project is the total building itself is almost fifteen thousand square feet of uses within it. With the addition of this space here and the employee counts

Westbrook Planning Board Minutes
July 19, 2011

on the campus we are going to ask the Board to look at some of the site plan standards that we have applied to this campus.

We have met with Staff and certainly one thing that benefits us is your typical drive standard being twenty-six 26 feet. By narrowing that to a conventional drive isle as we expand a large parking area that way, it helps us utilize that space so it keeps us from encroaching into the wetlands. The initial discussion we will keep the areas wider where the City Engineer asked that.

Loading within the site, we have all sorts of loading facilities, so there are certain standards that we will go through and articulate those since they apply to this.

The one thing that is somewhat important is because of the many uses we have on this facility in the large square footage we have being committed space over time is if we take a square foot per square foot and apply that per your Ordinance and allocate parking we would likely be at a deficit. It is a little important to recognize what we are aiming to do is essentially meet a parking ratio per employee count. When you have a building this size I do not want to use the word prudent but the users of the building are the employees, so if we provide adequate parking for the employees we can make a compelling case how we do that. We see approximately .82 parking spaces to employees at this time. We will provide more detailed information on that and how we feel comfortable with that number.

To describe the campus simply, from the brownish tone of the building everything from there to the right which is the west on this plan nothing is being re-done there. Everything that is built stays as is. Everything from that side over all the utilities are going to be worked for the current standards as well. The landscaping throughout will be done in a manner consistent with what was done previously. I think it is a very comprehensive plan and will have all that information provided as well.

What we would like to do is get the process started in terms of going through the Planning Board process, decide whether site walks are warranted and look at a schedule so we can ultimately start site work in September. Our goal is to make a formal full Planning Board application around August 1st and if it is appropriate to get to the meeting on the 16th with a follow up in September we would like to get on that track to do so.

Certainly any comments you might have tonight is very valuable to us to pursue the design on this and I know I have given you a lot of information and probably have not had a chance to digest it never the less that is what we are looking at today. I certainly want to emphasize what we are doing here and what we want to do is kind of put the entire plan on the table. After this that campus is essentially maximized, not in terms of direct uses but from a pure benefit. Anything after this we would have to look at structured parking. That is really what it comes down to. We have run out of space, although there is still some green left on this plan the reality is for us to try to develop that is not realistic with the impacts we have.

If there is something I have missed or can provide more information, please let me know.

Ed Reidman are you and Augusta involved with the Department of Transportation? Is there an impact that requires you to do a traffic study for this?

Chris Osterider yes, what we have done is under the first phase is obtain a traffic movement permit and we will do the same thing for this as well. We have put together information for a scoping meeting so the City will certainly be invited to participate in that process. Just like this all the abutters will be notified based on this right now we will be filing a traffic movement permit during the first phase of the building. One of the things we had seen while doing the east administrative building when we got our traffic movement permit we got what was a one hundred and two hundred movement permit. We looked at those direct intersections as well. If we had looked at this for the full build out for the two hundred forty thousand square foot building, what it does is increase our study area. Which is fine but the issue we have with that is because we are focused out so many years and even when we saw this we had some initial

Westbrook Planning Board Minutes
July 19, 2011

dialog with DOT to this point as traffic volumes have decreased. We are not making accurate data five or six years out so we are going to approach this for the first phase but what would happen is the second phase we will need another traffic movement permit and we will be pursuing that and getting another traffic movement permit as well.

Ed Reidman are there any questions or comments?

Dennis Isherwood what did I hear you say about the drive isles through the... you are going to change the size from twenty six to twenty four?

Chris Osterider your standard right now calls for eighteen and a half foot long parking stalls and twenty six foot drive isles. There is a provision in there with approval from the City Engineer that you can go with the conventional twenty four foot drive isle. What we are going to do and what he asked is the main areas in the front will remain at twenty six foot, which is consistent with the other side so the alignment works well. From about here back all of these interior isles will be twenty four feet wide. What this allows us to do actually is to take this road and make it a perimeter road around the back. The nice part about it is any uses in the back, Lobby B and loading for the building right here we can actually keep that from going through the parking lot. We actually created an access road for that spot. It makes it more efficient and by doing that it allows us to keep some of these areas landscaped internally and allows us to put in some interior walkways as well. We are reutilizing the space better.

Michael Taylor I looked over the site plan and have a lot of concerns about this site plan. A lot of it has to do with the access points on the site plan. I travel Eisenhower every single day and I believe the traffic count is starting to come up. Before I would ever vote on this project I would like to see fewer points out of this property and have a turning lane or something like that because it just seems like a free for all turning out of this parking lot area. Is Calpine Drive your property? So they have a right access...

Chris Osterider yes it is owned by Idexx, they actually hold a sixty foot easement all through this area here.

Michael Taylor cost wise for structured parking, I have looked at other projects in the area, why don't they want to look at structured parking? Is it just cost wise?

Chris Osterider certainly it is a cost function. All of this parking exists today and you already have about 1580 parking spaces that exist today. There are a couple of different factors that went into this, the connectivity of the building. If this building were placed anywhere else they could effectively build the building without creating any new parking. What is kind of important with the access points are to distribute that parking not bottle necking up here where we could create a problematic intersection. Certainly the volume of traffic that would come out of that intersection would be limited. By default it will be an entrance drive.

Michael Taylor it is like a bee hive now and I see so many people coming out of every different point of this property. It is like a mass-confusion a lot of times like early in the morning and in the afternoon time. I have a concern about that and would rather see one focal point, two focal points with people piercing in on that area. Maybe a center point on your property so people can actually drive... I am looking at traffic management for the property and stuff like that. What was the main idea to have the office building so close to the other building instead of moving it to the corner of the property?

Westbrook Planning Board Minutes
July 19, 2011

Dick Daigle Director for Facilities at Idexx, one of the things we were trying to do was to support a campus concept. As Chris mentioned, the new building's ground floor will have common support area. We are building a large wellness center, food service area, training areas; our health clinic is going to be there. So it is going to provide basic services for the entire population on site. We wanted to have that connected so people would have the ability to access it. As soon as it is disconnected, they have to go outside people are not going to use it. That is one of the reasons we joined the buildings.

Question on the structured parking, it is certainly a cost issue that was the major factor. The other concern I heard is the entry points, the entrance furthest to the west is really a truck entrance, which is where the majority of our shipping and receiving is located on the back of the building so we are also looking at truck traffic separate from the employee car traffic lanes as well. We have put speed bumps on the traffic lanes to slow employees down so it will also slow the truck traffic. We are concerned about the traffic movement as well and will certainly do what we can within our property to help control that.

Robin Tannenbaum as you get further along in the development you will show us landscape plans? It is interesting if you are going for LEED certification you will have a number of site requirements to meet.

Dick Daigle certainly we are trying for the silver certification in the LEED is what we are driving for.

Robin Tannenbaum I would be interested in knowing the strategies you are taking for the LEED criteria.

Chris Osterider let me be frank, there are not many site items outside, most will be in the building. I have to be candid about that but we can provide additional information as the process moves forward.

Rene Daniel Robin and I will be review the landscaping.

Dick Daigle I am not sure if you noticed what we have done most recently but even the building we opened in 2008, we recently went and re-landscaped the entire front entrance and the side entrance of the building and will continue to plant more trees there. It goes along with our wellness program as well to promote the natural environment. I think you will be pleased with what we come up with.

Michael Taylor just on traffic management; the metro bus that comes to your campus, have you figured that point in your presentation?

Dick Daigle when we worked out the arrangement with Metro they actually come in the driveway and drop off at the front lawn, sidewalk, then exit the building. The intent is to have the bus stop along Eisenhower Drive, not on the Idexx property. So eventually the Metro bus stop will be across from the Idexx Property.

Michael Taylor how is that going happen? Honestly they usually use your property as a turn around.

Dick Daigle we are hopeful that we will be able to convince the Metro service to come down Bradley Drive and serve other businesses in the park as well. There are other businesses in the park that can benefit the Metro system and that is our hope.

Westbrook Planning Board Minutes
July 19, 2011

Michael Taylor make sure to speak to Councilor Foley on that as he represents the City of Westbrook with Metro.

Dick Daigle I have.

Ed Reidman I am sure one of the things that concerns Idexx, Metro is liability. Once the vehicle comes on to private property there is a liability on the owner of the property. That is why generally Metro does not go on private property. Earlier you spoke to the degree of your preparedness and what your vision of moving forward is.

I will ask the Board now, traditionally when we reach a stage where we have seen the plan and it is at the final stage to us, I ask if anyone wants to do a site walk? Do you feel we should take a site walk prior to them making their presentation?

*Editors Note: The Board wants a site walk

Ed Reidman what about a Public Hearing? I do have the authority to schedule a Public Hearing so once you are ready, Molly can inform me and at that time we can see when the site walk will be.

Molly Just the first available Planning Board meeting will be August 16th, based on the fifteen day submission requirements, so you do time to schedule a site walk before...

Ed Reidman you will stay on top of it... Anyone else have anything more to say in regard to this project?
May I have a motion to return to regular session?

Rene Daniel so moved

2nd by **Robin Tannenbaum**

The vote was unanimous in favor 6-0

5. Resume Regular Session

6. Adjourn

*Respectfully submitted by Linda Gain PECE Administrative Assistant
MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY. A COMPLETE RECORDING MAY BE OBTAINED BY CONTACTING ENGINEERING, PLANNING AND CODE ENFORCEMENT at 207-854-9105 ext. 220 and lgain@westbrook.me.us. THANK YOU*