

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MEETING JUNE 26, 2008

Present: Chairman Todd R. Hoffman, Julie Fernee, Shaun DeWolf, Dennis Hartigan, Barry Chase, Mark Cahoon, and Lawrence Huntley CEO.

Absent: Scott Strynar.

Also Present: Gerry J. Mirabile (CMP), Carl V. Beal (Civil Consultants), Dana Goldberg, Mark O'Brien, Guy Cericola.

1. Call to Order:

Chairman Todd R. Hoffman opened the Planning Board Meeting at 6:31 p.m.

2. Current Business:

A. Central Maine Power Co. --- Applicant proposes to construct a Transmission Wave Connection Tower near the intersection of Wilmer Chase Road. (Map 2, Lot 50)

Gerry Mirabile stated that he works for the Environmental Services Department for Central Maine Power and has applied for a Conditional Use for a Wave Trap. This is a device that we intend to install about 500 feet North of Route 9 at the intersection of two of our transmission lines; Section 140 is located North/South and 140A runs East/West. At the intersection of those two lines we will place a Wave Track. The Wave Track is a 20 foot unipole steel tower with a cylinder on the top of it. This Wave Track; tracks the signal and isolates it onto section 140, which protects control devices. The pole will be 25 feet tall, total.

Dennis Hartigan asked about a right-of-way granted from property owner.

Gerry Mirabile answered that we either have to have ownership or easement in section 140A, CMP has a temporary easement for construction only.

Chairman Todd R. Hoffman opened the Public Hearing at 6:45 p.m.

Chairman Todd R. Hoffman closed the Public Hearing at 6:46 p.m.

The scheduled power outage for Pratt & Whitney will be on July 4, 2008.

Barry Chase moved to accept the Conditional Use Permit and give copy of appropriate map to Lawrence Huntley CEO, Dennis Hartigan seconded a motion. Vote, 5-0

B. Goldmark LLC. Gravel Pit --- extraction site plan review. Applicant response to Town Engineers Review of proposed plan (Map 4, Lot 89 & 92)

Carl Beal from Civil Consultants stated that he did get a copy of Underwood Engineers report and wanted to respond to Valerie, but she is on vacation. At the last meeting in February there were items that were raised. We submitted a revisal package to CEO on April 1, 2008 that the Planning Board wanted.

- Copy of MDOT application
- Add Hydro study from RW Gillespie (no impact to neighbors wells)
- No blasting
- No endangered species
- RW Gillespie will do well water motoring of the 12 wells on the three parcels
- Property values by Coastal Reality are driven by the economy
- Liability insurance on wells
- Revised set of Drawings

RW Gillespie did a seasonal high water reading in April. We revised the seasonal high water levels on the plans.

Revised the floor elevation of the pit and that we are 5 feet above the seasonal high water levels.

Provided detail on phasing and putting acreage on each phase.

1st phase in Sanford, Maine

2nd phase goes into North Berwick, Maine, approximately 15 acres

3rd phase 20 acres North Berwick, Maine

4th phase 14 acres North Berwick, Maine-15 to 20 years from now

Goldmark LLC cannot exceed 100 trips per day.

The Board discussed the curb cut. Gerry Mirabile said the DOT required the cut be made within two years. The Board asked that the entrance not be cut , other then the required curb cut, until phase 4. Mr. Mirabile agreed.

Lawrence Huntley CEO explained that Goldmark LLC is on the agenda tonight, is that we received a memo from Underwood Engineers and Goldmark LLC has submitted it back to Underwood Engineers as to all their responses.. Goldmark LLC is here to bring the Planning Board up to date on this issue.

Chairman Todd R. Hoffman asked that it be noted that every 3 acres the pit will be reclaimed and no excavation within 100 feet of wetland.

Shaun DeWolf asked if Goldmark has a policy, company standards or State guidelines on how you reclaim a site.

Carl Beal answered that he will provide the Planning Board with a copy their policy on reclaiming the site.

Lawrence Huntley CEO commented that as soon as they receive the review from Valerie it will be placed on the agenda.

Guy Cericola asked how deep is this going to be, you say 5 feet above high water mark.

Carl Beal answered that it varies from 20 feet near Route 4 to 10' to 12' on the slope and 150 feet woodland buffer with no disturbance to property owners.

Lawrence Huntley CEO would like to see an update from Valerie after she has submitted comments, before moving forward on Goldmark's proposed plan.

3. Preview Next Agenda:

4. Other Business:

5. Review previous minutes:

Minutes for June 12, 2008 were tabled

6. Adjournment:

Shaun DeWolf moved to adjourn at 7:30 p.m., Barry Chase seconded a motion. Vote, 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively Submitted:
Anita Lambert, Stenographer

Chairman: R. Todd Hoffman
Julie Fernee
Dennis Hartigan
Shaun DeWolf
Barry Chase
Mark Cahoon
Scott Strynar

Copies:
Chairman R. Todd Hoffman
Julie Fernee
Dennis Hartigan
Shaun DeWolf
Barry Chase
Mark Cahoon
Scott Strynar
CEO
Town Manager
Selectmen
Janet Belmain
ZBA
File