

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD SEPTEMBER 11, 2008

Present: Chairman Todd R. Hoffman, Shaun DeWolf, Barry Chase, Mark Cahoon, Scott Strynar and Lawrence Huntley, CEO.

Absent: Julie Fernie, Dennis Hartigan,

Also Present: Jeff Webb, Carl V. Beal (Civil Consultant), Dana Goldberg (Goldmark)

1. Call to Order:

Chairman Todd R. Hoffman opened the Planning Board Meeting at 6:32 p.m.

Chairman Todd R. Hoffman moved Mark Cahoon and Scott Strynar to voting status.

2. Current Business:

A. Goldmark LLC---Final Plan Review, Applicant proposes a Mineral Extraction Facility. (Gravel Pit), (Map 4, Lot 89 & 92)

Carl V. Beal explained to the Planning Board's their request from the August 28, 2008 meeting.

Site Plan change C2 and provide a plan that shows 250 foot setback for the wetland as well as the 100 foot setback. We have 2 drawings of C 2, there is a 250 foot setback and has a revision of September 5, 2008, with a signature block. There is a note that refers that note number 2 in the upper right hand corner that describes 250 foot setback, wetland being determined next May for vernal pool. We provided the same note on the overall plan, the C2A, the same note is on there that shows the larger scale, and the same note has the revision dates. There are 2 copies with signature block of C2A as well that shows the North Berwick and Sanford parcel together. We corrected the note that was brought to our attention on the general notes on page C3. It was an issue about reclamation only being 3 acres was changed Construction Note number 1 and Construction Note number 6.

Goldmark LLC was given a copy of the Conditional Use Permit with Conditions to be recorded with the Plans.

Chairman Todd R. Hoffman will provide Finding of Facts to Goldmark LLC.

CONDITIONS:

- 1. When Goldmark LLC Excavation reaches 150 foot setback buffer line with residences, abutters may request in writing a screen along the setback line of a minimum of two 6 foot evergreen trees per 10 feet.**
- 2. New Route 4 curb cut will not be used until phase 4 begins.**
- 3. A \$150,000.00 Guarantee approved by Town Manager is required for a conditional use permit, note on plan.**

NOTE ON PLAN:

Vernal pool

Notify Lawrence Huntley, CEO when opening 3rd acre and started reclamation on first 2, note on plan.

C3: Construction Notes: Number 1. Excavation shall be reclaimed in phase such that the working pit does not exceed 10 acres; be changed to 3 acres on the plan and to be corrected on the plan.

Number 6: Reclamation shall be performed each Spring prior to June 15th and Fall prior to September 30th; It is reclamation after the 3rd and to be corrected on the plan.

Mark Cahoon moved to accept Goldmark LLC Plan and Conditions placed on it with Notes on Plan, Shaun DeWolf seconded a motion. Vote, 5-0

The Planning Board signed Goldmark LLC Mineral Extraction Facility-Rt.4 and Quarry Road-North Berwick, Maine-Conditional Use Application.

B. Falls & Webb Oil Co. ---Information meeting with Planning Board (Map 10, Lot 73-1)

Jeff Webb explained that he wanted to inform the Board about the diesel tanks on Twombly Road; one of the diesel tanks had a leak at the first of the year. The ground area around the tank was contaminated with red diesel fuel. The State has a clean up plan where they will remove tanks and demolish both the loading rack and the concrete dike, excavate below there and in front of the racks. When the site is cleaned up we anticipate buying the property, we will install new tanks on the site. As part of the clean up process there will be clearing trees. The State has asked Fall and Webb Oil Co. to participate as to remove the tanks, and build a 125x125 foot staging area for transporting the dirt that is coming out and the dirt that is going back, as well as some water treatment tanks.

They have involved a lot of science in this, there are holes all over the yard where they have gone down to determine water level and the extent of contamination. They are estimating 300 cubic yards of materials that will come up and 2,400 of that is affected enough that they are going to haul it away. The State asked that we provide the back fill for that excavation.

They have sampled the Wells of the homes all around it and there has been no migration.

Fall and Webb Oil Co. and the State want to place the tanks in as close to the same place as we can and enlarge the rack to do what is needed. The State has asked us to contain all the piping, all the electrical under cover as well as build a landing area for the trucks to load and off load. We are going to install above ground, double wall tanks, two 12 thousand gallon tanks, one 10, and one 8. All approved prior to building permit, approved by the State Fire Marshall, we have an appointment with the Fire Marshall on September 17, 2008.

Chairman Todd R. Hoffman asked how big those tanks are.

Jeff Webb replied they are 20,000.00 gallon tanks.

Chairman Todd R. Hoffman asked how much oil was leaked.

Jeff Webb replied that there estimating 2500 gallons was leaked.

The excavation bids have gone out to the contractors, they are to be returned to the State by September 16, 2008.

Jeff Webb estimates work to begin the last week in September to the first week in October.

3. Preview next agenda:

4. Other Business:

Chairman Todd R. Hoffman updated the Board on the Comprehensive Plan's Public Hearing on September 9, 2008.

The Planning Board asked that they be placed on a mailing and e-mail list to be notified of Town Hearings.

A hard copy of the Comprehensive Plan is available at the Town Hall and Library. It is also posted on the Towns website

5. Preview Previous Minutes:

Mark Cahoon moved to accept the minutes of August 28, 2008 as amended, Shaun DeWolf seconded a motion. Vote, 4-0-1

6. Adjournment:

Mark Cahoon moved to adjourn at 7:45 pm, 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
Christine Dudley
ZBA
File