

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD FEBRUARY 20, 2014

Present: Chairman Barry Chase, Shaun DeWolf, Geoffrey Aleva, Jon Morse, Rick Reynolds, Mark Cahoon, Anne Whitten, Lawrence Huntley, CEO

Also Present: Nancy Guptill, Stephen Rancati, Rindy Hilton, Shirley Barto, Bill Thompson, David J. Derro, James Lowery, Melinda Paker

1. Call to Order:

Chairman Chase opened the Planning Board meeting at 6:30 pm.

2. Review of Previous Minutes:

Rick Reynolds stated to look on Page 13, in the second paragraph where it states “He feels that the contradict each other.”. It should read: “He feels that they contradict each other.”.

Rick Reynolds motioned to accept the minutes of January 23, 2014 as amended. Mark Cahoon seconded the motion.

VOTE: 5-0

3. Current Business:

Chairman Chase stated that the first item on the Agenda was the Attorney approved 2014 Proposed Zoning Changes. Chairman Chase asked Lawrence Huntley, CEO if the Attorney had made any changes. Lawrence Huntley stated on the first page for Question #1, the definitions had changed a little bit and he added a section to amend the Land Use Tables. Larry told the Board that they might want to review the Construction Standards for Commercial Use Buildings. Jon Morse stated that he noticed that they changed the wording for Section D.2, but he still did not agree with this statement. He still feels that it should be removed. Larry stated that they added the words, “to the greatest extent possible” because the Planning Board had a problem with totally hiding everything. Jon Morse stated that his big problem with this requirement was an extra cost to the developer. Larry stated that the Planning Board doesn’t have a voice in the wording of this question because it was proposed by the Board of Selectmen. Mr. Morse thought that the Planning Board had voted to accept this question except Section D-2. Rick Reynolds stated that on Page 8 of the previous meeting’s minutes, it states that the Planning Board voted in favor of this question but requested that the Board of Selectmen review this requirement. Larry Huntley stated that the Planning Board just needs to recommend that the Questions go to the Selectman for Warrant.

Rick Reynolds motioned to send the six Proposed Zoning Questions and Changes of 2014 be sent to the Board of Selectman to be put on the Warrant with the following recommendations:

Question #1, it should state "Planning Board Recommends Ought to Pass"

Question #2 states Planning Board Recommends Ought to Pass

Question #3 states Planning Board Recommends Ought to Pass

Question #4 states Planning Board Recommends Ought Not to Pass

Question #5 states Planning Board Recommends Ought to Pass

Question #6 states Planning Board Recommends Ought Not to Pass

Mark Cahoon seconded the motion.

Jon Morse mentioned that he still did not like the Section D-2 in Question #3. He asked what exactly is meant by greatest extent possible. Larry stated that it means to do the best to hide everything. Jon stated that he is not sure what the Board's responsibility is in regards to this. He asked that if someone comes to them and wants to put up a building with a flat roof with mechanicals on it but their plan does not show anything hiding the mechanicals, can the Board approve those plans with the way this requirement is written? Larry stated that the Board could do so. Geoffrey Aleva stated that Section D.1 states that roofs shall be no less than a 5/12 pitch. Larry stated that there could be a flat roof but the façade will have a parapet or something so that will probably hide most of the mechanicals anyway.

VOTE: 5-0

Chairman Chase stated that the next item on the Agenda was Dollar General Inc. Larry stated that they would not be in tonight, but will be here next week for the Public Hearing.

Chairman Chase went on to the next item on the Agenda which is Pratt & Whitney Inc. and they are here to discuss a Site Plan proposal. Bill Thompson from BH2M Engineers, and David Derro and James Lowery from Pratt & Whitney were present to discuss their proposal. Bill Thompson introduced David Derro and asked him to give a little summary of Pratt & Whitney and some of the specifics of how this expansion is going to dove-tail into the existing manufacturing.

Mr. Derro stated that the expansion is coming off of the east end of their existing building within the fence line. This expansion is mainly for modular assembly storage. They have a new distribution center that will be located in New Hampshire. They will take all of the parts and kit them up for the newly established mod center, which will be in the new expansion. He stated that they have been manufacturing the parts for years but they are now actually putting the modules together. He said that it is not full engine sets but most of the engines. They will then ship them out. The proposal is to put in about 18,800 square feet, 4 docks on the back and 1 roll up dock. The front portion, which will face Wells Street, will have a small lobby for some of the visitors and will also be used for export control. They do a lot with Airbus and various foreign customers that cannot walk into the facility, so they want to keep them isolated and comfortable in a nice environment. On the upper end, there will be some offices for the modular assembly area. There will be a mezz on one side for 1600 square feet. The far side will be another 1600

square feet which will be a balancing room. When the parts come in, some of them will be mostly assembled. They are going to pre-balance them before they go into assembly. The use is going to be a warehouse, small balancing room and some office areas. He then turned it back to Mr. Thompson to go over the rest of the site plans.

Mr. Thompson stated that the area of expansion is on the northeast side. The area is just going to come off the existing building. He stated that there is an overhead door that would interact between the two buildings and one other inside door. There will be no access or no new utilities. The truck ramps are located along the north side of the building. He stated that the proposal is for 18,800 square feet of building. The dimensions are 80 feet off the building and 235 feet long. The area occupied there now is lawn, an overhead door access and some pavement. He stated that they will be cutting into the pavement which functions as two way traffic right now. He stated that the plan is for it to now be one way. Once trucks come in through the control gate, they will go down a 20 foot wide lane. Typically when the trucks come in, they will back up to one of the bay doors, and be there for 2-4 hours. He stated that there may be trucks coming in about every three hours to drop off their delivery or pick up and go. The one way traffic will have them go around the building and exit on the west entrance which should help with any congestion. They will also be adding three sliding gates for snow removal. No new utilities will be needed for this also.

He stated that there is an exclusion from DEP from site location. They have a manufacturing facility exclusion which states that if they stay under 30,000 square feet of new pavement and pervious area, they will not be re-vegetated or turned to lawn. He stated that they are at about 29,000 square feet with the access points around it. He did include an email in the packet from DEP stating that they qualified for this exemption. He stated that DEP feels that for the size of this project, there are no environmental issues.

Mr. Thompson stated that the storm water will be functioning the same way. Everything goes into a catch basin now. They will be relocating the catch basin because of the expansion. They are not adding any drainage area to it. It will just handle the water coming off the building and off the surrounding area. They do have an area for parking that can be used for rental cars that Pratt & Whitney has available for some of the staff.

Mr. Thompson stated that the expansion is to accommodate for better flow and better functionality. They are hoping to begin construction this spring.

Jon Morse asked if there was going to be an entrance to the current building from this new structure. Mr. Thompson stated that there was one now and there will be another overhead rolling door for forklifts or other rolling equipment to go through. There will be nothing coming in from the outside. Mr. Derro stated that the existing building will open up but they will be sealed constantly again because the area where they are doing the assembling needs to be as much as of a clean room as possible.

Shaun DeWolf asked where the existing drain exited. Mr. Thompson stated that there was a 15 inch storm drain that comes out now and goes to the top of the bank and two additional 18 inch ones in various places. He stated that they are all discharging on their property.

Jon Morse asked what the exterior material was going to be. Mr. Thompson stated that it was metal panels and they were going to match the color of the existing facility.

Chairman Chase asked Mr. Derro if there was going to be any job creation with the new space and he said there would be but could not say exactly how many at this point. Mr. Derro also stated that they were looking at a pretty good expansion coming in another 2-3 years.

Anne Whitten asked Larry Huntley if Pratt & Whitney leased the property from private individuals. Mr. Derro stated that the property that this expansion falls on is actually a leased property and Pratt & Whitney own the outlying property. He stated that the building itself is owned by Lexington Trust Company and they are the financier of this expansion. Larry stated that they will be giving the permit to Pratt & Whitney but the landowner is the major corporation.

Jon Morse asked about what kind of plumbing was in the expansion. Mr. Thompson stated that there would be some bathrooms and maybe a kitchen area. This will all be expanded from the main plant.

Geoffrey Aleva asked Mr. Huntley if this was going to need to be reviewed by the Town's engineer and Larry stated that it would.

Chairman Chase stated that they will be coming back on February 27th for the Public Hearing.

Shaun DeWolf motioned to accept the application for an expansion at Pratt & Whitney, Inc (Map 22, Lot 54) at 113 Wells Street. Rick Reynolds seconded the motion.

Geoffrey Aleva recommended that they get a letter from their engineer for no drainage impact. Mr. Thompson asked if he wanted that at the next meeting or prior to the meeting. Mr. Aleva said he wasn't sure if they were going to update their plans or not but the current plans that the Board members have does not show one of the parking lots. Mr. Thompson stated that they are updated so the Board will get new copies. Mr. Huntley stated that they would need the elevations and floor plans also prior to the meeting.

VOTE: 5-0

4. Other Business:

Larry Huntley stated that all he had was the Public Hearing next week and Dollar General's proposal which will be next week also.

Chairman Chase opened the meeting for public comment at 7:00 pm. There was no public comment.

5. Adjournment:

Shaun DeWolf motioned to close the meeting at 7:00 pm. Geoffrey Aleva seconded the motion.
VOTE: 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Barry Chase

Shaun DeWolf

Rick Reynolds

Mark Cahoon

Geoffrey Aleva

Jon Morse

Anne Whitten