

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD FEBRUARY 27, 2014

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

Absent: Mark Cahoon

Also Present: Mary Babcock, John Wojtila, Nancy Guptill, Sue Mansfield, Stephen Mansfield, David J. Derro, Bill Thompson, James Lowery, Ivan Weatherly, Chris Nadeau, Melinda Paker, Stephen Rancati, Shirley Barto

1. Call to Order:

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

Chairman Chase moved Jon More to full voting status.

2. Review of Previous Minutes:

Rick Reynolds stated that on Page 2 the last sentence that reads, "There will be a mezz on one side and 1600 square feet.". He stated that it should read, "There will be a mezz on one side of 1600 square feet."

Rick Reynolds motioned to accept the Planning Board minutes from February 20, 2014 as amended. Jon Morse seconded the motion. VOTE: 5-0

3. Current Business:

Chairman Chase stated that the first item on the Agenda is a Public Hearing for Dollar General Inc., Site Plan Proposal (Map 17, Lot 47 & 48) 33 Elm Street

Chairman Chase stated that since there was not enough time for the notices to go out for the Public Hearing due to snow storms and moving of the date, we will need to continue both Public Hearings to the next meeting on March 13, 2014.

John Wojtila of the Zaremba Group from 14660 Detroit Avenue in Lakewood, Ohio stepped forward to discuss Dollar General. They are a fee for service developer working for Dollar General and have worked with them for over 10 years. He introduced Chris Nadeau who is with the local engineering consultants that are working with them on this project. Mr. Wojtila stated that the property is 2.18 acres and located on the east side of Elm Street or Route 4. He stated that the property is currently improved with 6 buildings and quite a bit of pavement. The

buildings consist of the main retail building that sits along the street, 1 barn, 2 storage buildings, a storage bin and a house that sits along the river. Their proposal consists of the demolition of all the buildings except for the house along the river. He stated that they are talking with the North Berwick Historical Society about taking over the building. The Historical Society have expressed an interest in having the building. They would like to do a walk thru of the building and they hope to do this sometime next week. There is currently someone living in the house so they are making arrangements with the landowner to try and get in there to take a look around.

Mr. Wojtila stated that their project consists of a 9,100 square foot retail building to be owned and operated by Dollar General, Inc. He stated that they had a survey performed and the survey had two addresses. One was 29 Elm Street and the other was 33 Elm Street. When they completed their application, they chose 33 Elm Street. They are proposing one driveway off Route 4 located about mid-point of the property slightly closer to the river. The parking would be limited between the building and Elm Street and more parking along the north side of the building. They are proposing 30 parking stalls.

The entry of the building is located at the mid-point of the elevation along Elm Street. They are proposing a 4 foot picket fence along the southwest corner of the parking lot and a 6 foot privacy fence along the entire south property line. There are three light posts to illuminate the parking lot. They also have an 8 foot enclosure around the dumpster area to the rear of the site.

He stated that they have also submitted a landscaping plan. They are proposing 9 new trees, 30 various shrubs and also about 40 ground cover day lilies.

He stated that they had already submitted earlier this week, the elevations, all four exterior areas with elevations and the floor plan. The building has a simple gabled roof. They are proposing vinyl siding, which would be CertainTeed with a color of granite gray. The entry would be located at the mid-point of the front elevation. There are two windows on either side of the entrance, vinyl accent trim at both at the eave in the corner and also at horizontal banding right below the signage.

Mr. Wojtila went on to describe a little more about Dollar General. He passed out some photos to the Board members which shows what the interior of the store would look like and what kind of merchandise they sell. He stated that they do not currently operate any stores in Maine. He wanted to emphasize that it is not a dollar store where everything in the store is \$1.00. They have home décor, over the counter pharmaceuticals, general grocery, greeting cards & stationary. They also carry a wide variety of brand name merchandise.

Jon Morse asked if they were going to create an entrance to the historical building or is the Historical Society going to have to take care of that themselves. Mr. Wojtila stated that he was just talking to Chris Nadeau about this earlier. He stated that they would probably have an entrance off the main driveway so they could get to the house.

Rick Reynolds asked what size the delivery trucks were and if there was enough room in the back for them to get in and get back out. Chris Nadeau stated that the service entrance is located at the southeast corner of the property. They have allotted enough space for a truck to drive up, back into the delivery area and then drive back out after unloading the truck. He stated that they make one delivery per week.

Chairman Chase asked Larry Huntley if he had had a chance to review the plans and if he saw anything that would need to be changed. Larry stated that he did notice that the roof pitch is 4/12 and it needs to be 5/12. He stated that the roof is galvanized and it has to be painted opaque per the Ordinance. He also stated that they are proposing concrete curbing and we now require granite curbing. He said that in looking at the lighting specifications, he sees that there is too much overflow over the property lines.

Shaun DeWolf said that he noticed that there is an overhang on the building. He asked how far it extended out. He said that the reason he was bringing it up is because he isn't sure if there was enough setback from the setback with the overhang. Chris Nadeau stated that they usually have a one foot overhang. He stated that they have the building back 21 feet to allow for the overhang.

Larry stated that it looks like the sign is internally lit and as of April 5th, he doesn't believe that it will be allowed.

Anne Whitten asked if all their buildings looked like storage buildings. Mr. Wojtila stated that this design is an upgrade to the original design. He stated that usually there is usually a flat roof with just a front façade. Anne stated that the look was definitely not a New England look.

Geoffrey Aleva asked if they had started the state review process yet and if they knew what permits they would need to obtain. Mr. Nadeau stated that they had not because they wanted to come before the Planning Board first. He stated that he knows that they will need a driveway permit from DOT. They will need a storm water permit from the State of Maine which he states is a permit by rule because they are under an acre of impervious and are not near an impaired water body. They will also need an RP8 permit, which he believes will also be a permit by rule because they are not doing the work within 25 feet of water.

Shaun DeWolf stated that on the lower southern side of the property, there is a fence. He asked how high it would be. Mr. Nadeau stated that it would be a six foot high privacy fence. He stated that the fence out front would be a 4 foot high fence. He stated that they are going to have to put in a 2 foot retaining wall because the building is going to be set down from the street level. Since they are not going to have any parking along the street, they are going to drop down the whole site so they need a little retaining wall in the front for fall protection.

Geoffrey Aleva stated that he would like to see some landscaping running north to south along the eastern end of the property by the pavement. Shaun DeWolf agreed.

Chris Nadeau asked if the curbing along the building needed to be granite as well. They currently have it as concrete. He said that the problem with having granite up against a concrete sidewalk is that you get differential settlement which causes a tripping hazard. Chairman Chase stated that the only granite curbing would be what they install along the town road and they could use what they wanted on their property.

Chairman Chase asked Mr. Wojtila and Mr. Nadeau if they had received a copy of our Construction Standards for Commercial Use Buildings. They replied that they had a copy. Chairman Chase stated that even though it was not part of our Ordinance right at this time, the Planning Board still has the option to implement any of these standards. Larry told Chairman Chase to look at the statement under E.4. It states that "All curbing associated with the development shall be made of granite in keeping with the curbing maintained by the Town of North Berwick." Shaun DeWolf asked if this meant all around the building also and Larry stated that it was all curbing. Chairman Chase stated that he was not aware that the change had been made because originally the Planning Board stated that they wanted it to be only curbing that is maintained by the Town to be granite. Chairman Chase told Mr. Nadeau that he was incorrect with his previous statement.

Shaun DeWolf asked how flexible they were in changing the store front. Mr. Wojtila stated that they were flexible. Mr. DeWolf stated that maybe they could change it up a little bit like maybe by breaking up the gray or putting two smaller windows instead of one big window so they could make it look a little more like a New England style. Mr. Wojtila stated that they were writing down the suggestions and would go back and review their plans.

Mr. DeWolf asked if this was designed for surface runoff. Mr. Nadeau stated that it was and because of the impervious cover that is out there now, they are actually reducing it by half an acre. They are just doing it by sheet runoff from the parking lot and allowing enough vegetation between the building and the river so the runoff can be treated before it gets to the river.

Shaun DeWolf asked if they had considered putting the building in the front with the parking in the rear of the building. Mr. Wojtila stated that they did look into this but there is too much of a constraint with the site.

Chris Nadeau stated that they are not proposing to do a traffic study for the site because this is a low generator that is below 100 trips per day at the peak so DOT doesn't require one. Anne Whitten asked how they know they are not going to have more than 100 because they have not been around here. Mr. Nadeau stated that they have done many sites around New England and they use a prototype store in Nashua, New Hampshire as an example. Mr. Aleva and Mr. DeWolf stated that they had no issue with this.

Chairman Chase opened up the meeting for public comment at 6:58 pm.

Nancy Guptill from the North Berwick Historical Society asked about what they meant by the driveway to get in to the house. Mr. Nadeau stated that they had not talked to DOT about two driveways yet because they were not sure what was going to happen with the house. Their first question to DOT will be if they can have two separate driveways. He suspects that they will say no to this proposal. Mr. Wojtila stated that if they do not allow two driveways, they would have to make a drive off their driveway for the store. Chairman Chase stated that the Planning Board would rather see just one driveway.

Chairman Chase closed the public comment section of the Public Hearing at 7:02 pm. The Public Hearing will be continued at the next meeting on March 13, 2014.

Chairman Chase told Mr. Wojtila that the Town was going to require an escrow of \$10,000 for the engineering reviews and they should set that up with Dwayne Morin, the Town Manager.

Mary Babcock asked where the Town had granite curbing. Larry Huntley stated that they had it everywhere in Town.

Rick Reynolds asked if there was going to be any utilities outside, such as air conditioning units. Larry stated that they have everything in the back of the building and they are shielded with a six foot fence around it.

Larry stated that the big thing that he is concerned with is the light overflow. He would like them to really take a look at that and maybe lower poles in some areas. Shaun DeWolf asked what kind of light fixture that they are using. Chris Nadeau stated that it was a shoebox fixture. He said that two of the poles have twin 400 watt bulbs and one of the poles has a single 100 watt. Mr. Wojtila stated that they would take another look at the photometric plan. Shaun DeWolf stated that they may want to look at LED lights.

Anne Whitten asked what hours these lights would be on. Mr. Wojtila stated that the hours are usually 8 am to 9 pm and Sunday they close around 6:00 pm. The lights go off a half hour after the store closes except for any security lights which are mounted on the building. They can come back and answer that more specifically next meeting.

Geoffrey Alewa asked where the closest fire hydrant was located. Mr. Nadeau stated that he would have to get back to him on that because he couldn't see it on the plans.

Chairman Chase asked about how many jobs that this would create. Mr. Wojtila stated that it would probably be about 12-15 jobs.

Chairman Chase moved on to the next Agenda item which was a Public Hearing for Pratt & Whitney, Inc., site plan proposal (Map 22, Lot 54) 113 Wells Street.

Bill Thompson from BH2M Engineers stepped forward and stated that David Derro and James Lowery were also present to go over the plans. He started going over the plans stating that the

expansion was happening all on the east side of the building. The area is currently occupied with some open space with lawn area. There is an access into the building. It will be an 18,800 square foot building. There will be a one way in for the trucks and one way out. Mr. Thompson stated that there is currently an area that is gravel that is currently being used as a parking space. While they are doing this work, they will go ahead and pave this area. He stated that it is impervious now and they will be adding a catch basin that will connect into an existing drainage pipe. There is an area that is dedicated to rental cars so this will get restriped. Mr. Thompson went over all the elevations.

Chairman Chase asked what color the extension would be and David Derro stated that they want it to be the same as the rest of the building to keep it consistent.

Chairman Chase opened the Public Hearing for public comment at 7:17 pm.

There was no comment.

Chairman Chase closed the public comment section of the Public Hearing at 7:17 pm.

Larry Huntley stated he had no issues so if they want to bring a stamped copy of the letter and the plans, they can sign it if it gets approved at the next meeting.

Geoffrey Aleva motioned to continue the Public Hearing for Dollar General, Inc. and Pratt & Whitney, Inc. to the March 13, 2014 meeting. Shaun DeWolf seconded the motion.

VOTE: 5-0

4. Other Business:

Larry stated that another item that may be on the Agenda at the next meeting is a proposal from a corporation to have a halfway house located on the corner across from Cumberland Farms. There would approximately be 16 residents living there. Larry stated that they would probably have to limit it to about 12.

Chairman Chase stated that he was not happy about the change that was made regarding the granite curbing. Shaun DeWolf stated that it is a huge trip hazard. Jon Morse asked, "If you say sidewalk are you automatically saying curbing?" Geoffrey Aleva stated that he didn't think so. Mr. DeWolf asked Larry if when they say curbing down the front of the building and they have a handicap ramp, do they have a flush mount granite curb or do they do tip down and stop. Mr. Huntley stated that it was tip down and stop.

Chairman Chase stated that he would not be at the next meeting.

5. Adjournment:

Shaun DeWolf motioned to close the meeting at 7:25 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