

**FALMOUTH PLANNING BOARD
TUESDAY, AUGUST 4, 2015
MINUTES**

Members Present: Jay Chace (Chair), Bill Benzing (Co-Chair), Tom McKeon, Rudy Israel, Chris Hickey

Staff Present: Ethan Croce-Senior Planner

Staff Absent: Lisa Sangillo-Recording Secretary

The meeting was called to order at approximately 6:30 pm.

Item 1

Approval of minutes from the June 2, 2015 Planning Board meeting. Mr. Benzing motioned to approve the minutes. Mr. Hickey seconded. Motion approved 5-0.

ADMINISTRATIVE ACTION ITEMS:

Item 2 **Falmouth School Dept.**, 51 Woodville Road, Request for Site Plan Review for an Athletic Storage Building. Map-lot: R05-020; Zoned F.

Chris Hickey moved to approve the application. Mr. Israel seconded the motion. Motion approved 5-0.

AGENDA ITEMS:

Item 3 **(Item Tabled) Leighton Farm Development, LLC**, 75 Leighton Road, Site Plan Re-Approval for Building Pad #2. Map-Lot: U44-017-002; Zoned VMU.

Item 4 **Town of Falmouth**, 138 Foreside Road, Request for Site Plan and Shoreland Zone Approval for upgrades to the Mill Creek Wastewater Pump Station. Map-lot: U13-002-C; Zoned RA, Shoreland RP.

Mr. Croce summarized applicable zoning issues with the project. Mr. Chace outlined the reasons the application wasn't put on the Administrative Action agenda.

Chris Dwinal and Brianna Dennis, Project Engineers from Wright Pierce, distributed color plans and elevations. Ms. Dennis said design is at 60% and will move to final design after Planning Board approval. They provided background and overview of the project. The age of station is an issue, and occasionally overflows into Mill Creek during wet weather events where station capacity is exceeded. Increased Cumberland and Falmouth sewer flows are also driving the need to upgrade. Ms. Dennis described the

wetwell as an underground tank that collects wastewater where it is then pumped to the treatment plant. There are 4 wastewater pumps on the lower level adjacent to the wetwell. The pump house will also house pump controls and electrical equipment on the upper level as well as a generator. The layout provides the least amount of impact to the wetlands and surrounding neighbors as well as minimizing driveway disturbance. The site plan allows for the existing pump station and pump vault to remain in operation during construction which significantly decreases the amount of bypass pumping and overall construction costs. She stated that the Army Corp of Engineers stated that they do not have jurisdiction because there is no direct impact to wetlands. The Maine Department of Environmental Protection has indicated the project will qualify for a NRPA Permit by Rule.

Ms. Dennis described what the building would look like stating that there would be the traditional red brick façade with asphalt shingles, similar to the existing generator building. The trim color is usually determined during construction so that is subject to change and may be changed to a bronzish/brownish color. She asked if they needed to finalize the color this evening.

Mr. Chace asked if any Board members had questions of clarification. There were none.

Public comment opened.

No public comment.

Mr. McKeon is okay with the field determination of color and asked for a visual comparison of the underlying district setbacks versus what is being proposed for a reduced setback of only 10 feet. He then asked if the other issue was the parking.

It was clarified that waivers aren't required and that the Planning Board has discretion over how much parking should be required. No formal striped parking is being proposed due to the minimal use of the facility. Ms. Dennis said that they were looking for the Board's opinion on the driveway slope and also stated there were loading area requirements that they were considering not applicable. These are all at the Board's discretion.

Mr. Hickey stated that the depth that needs to be excavated for the building was the one thing that really stuck out for him. The top of the floor to the basement is -13 feet and it will be a 30 foot deep hole. Ms. Dennis said they might have to bench on one side but it will be sheeting. Mr. Hickey stated that they would be pumping the hole like crazy and wanted to know if the sediment basin area was going to be adequate in a heavy storm event where there will be a lot of water coming into the hole and basin.

Ms. Dennis stated that the entire site will be bounded by silt fence and berm. They also have a detention basin where things can be pumped to. The basin was designed to accept the amount of water they are expecting, but it could be enlarged onsite in the

field if needed. Mr. Hickey asked for the Town Engineer to inspect the adequacy of that system during rain events. Mr. Dwinal stated that a full time resident engineer will be retained by the Town overseeing all of the contractors to make sure the site functions well during a rain event.

Ms. Dennis stated that they asked for permission to deviate from the entrance requirement and use the existing driveway that they are maintaining. Mr. Chace asked what the number of trips were in and out of that site. The applicant stated that they visit the site once a week.

Mr. Benzing thinks this design complies with ordinance. He is okay with the design as proposed and has no preference on trim colors this evening.

Mr. Israel stated that he concurs with Mr. Benzing and asked for clarification regarding the increase in capacity for the new pump station. Ms. Dennis stated that the existing station pumps approximately 2.5 million gallons per day and the new pump station will pump approximately 4.2 million gallons per day.

Mr. McKeon stated he had nothing further. Mr. Chace had no other comments and stated that they put together a good package.

Mr. Hickey asked for confirmation on the applicant's comment #16, Essential Services, and their statement that they do not believe a Shoreland Zone permit is required. Mr. Hickey doesn't think this project qualifies for a permitting exemption because the facility is neither damaged nor destroyed. Mr. Croce clarified that the applicant has since conceded that a permit is needed and that the applicant has addressed all of the standards for a Shoreland Zone permit.

Mr. Chace asked Mr. Croce if he drafted up conditions of approval for this applicant. Mr. Croce stated that the standard conditions would apply, including installation of erosion control measures, obtaining a floodplain permit if one is required, and evidence of the permit by rule submission to DEP.

Mr. Benzing motioned to approve the application with the conditions referenced by staff. The motion was seconded by Mr. Hickey. Approved 5-0.

Meeting adjourned at 7:03