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A P P R O V E D
LINCOLNVILLE PLANNING BOARD
MEETING MINUTES
Wednesday, January 25, 2012

The Town of Lincolnville Planning Board convened on Wednesday, January 25, 2012 at 7:00 PM in the Lincolnville Central School.

PRESENT: Chair: Lois Lyman, CEO Frank Therio Members: Scott Crockett, Paul Crowley, Bobby Winslow. Alternates: Ladleah Dunn, Jay Foster

Agenda:

Commercial Site Plan Review Amendment:

1. **Hobo, LLC/Owner; Cellardoor Winery/Applicant;
Phi Home Design/Agent;
Map 25, Lots 44 & 45; 367 Youngtown Road
Re: Construct a Warehouse for the Winery**

Other Business:

2. **Other Meeting Agenda Items: Planning Board Public Hearing
Monday, January 23, 2012, 6 PM, LCS (Room B-5)
Re: Land Use Amendments**
3. **Other Training Opportunities**

1. **Commercial Site Plan Review Amendment:
Hobo, LLC/Owner; Cellardoor Winery/Applicant;
Phi Home Design/Agent;
Map 25, Lots 44 & 45; 367 Youngtown Road
Re: Construct a Warehouse for the Winery**

1. Gartley and Dorsky, Bill Lane, Phi Home Designs, Will Power, agents for applicant. Bill Lane represents Cellar Door Winery and Hobo LLC. The applicant is planning to amend a previously approved site plan to construct a 5000 square foot attached warehouse to the existing development on the south side of Youngtown Road. The proposed plan depicts the exterior elevations of the building.

43 The site plan development submitted shows this addition on the rear of the
44 building. It will cut into the existing embankment. The balance of the work
45 will include widening the apron in front of the building, surface water
46 drainage and storm water management and then restoring the balance of the
47 property in disturbed areas.

48

49 **Lyman:** So you'll be cutting further back into the hillside and establishing a
50 new wall?

51

52 **Lane:** Yes. The new warehouse is the same floor elevation as the balance of
53 the building. A portion of the existing building which is presently warehouse
54 will be utilized for winery operations.

55

56 The Board discussed the necessity of holding a Public Hearing to inform
57 abutters. After discussion about the best way to review an amendment in
58 considering the provisions of Section 16.2 on page 70 of the Ordinance, the
59 Board decided to review the amended plan against the site plan review
60 standards they found applicable."

61

62 **Crowley** moved to reconsider the winery site be considered agriculture and
63 therefore exempt from Site Plan Review. The Board had previously found the
64 winery site to be manufacturing, as licensed by the State. The motion failed
65 for lack of a second.

66

67 **Doulton:** The revision will be a construction process that the neighbors need
68 to be aware of. I'd like to request a public hearing.

69

70 The Board appoints alternate **Jay Foster** to vote tonight.

71

72 **Foster: Motion** to grant the applicant's requested waiver of the submission
73 requirement to submit site plans at a scale of 30 feet to the inch instead of
74 20 feet to the inch.

75 **Lyman: Seconded**

76 **Vote: 5-0** in favor.

77

78 **Foster: Motion** to hold a public hearing on the next available date and a
79 Site walk in the interim.

80 **Crowley:** Seconded.

81 There was no vote, motion amended later in the meeting.

82

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88

89 **Winslow: Motion** to do a quick review and see what areas we have
90 questions on pending the review.

91 **Lyman: Second**
92 **Vote: 5-0 in favor.**

93
94 **Foster: Motion** to review applicable sections. No second or vote.
95

96
97 **Section 11 Standards and Criteria**
98

99 **11.1 Utilization of the Site**

100
101 **Crowley: Motion** that the Applicant has indicated an appropriate
102 utilization of the site.

103 **Lyman: Second.**
104 **Vote 5-0 in favor.**

105
106
107 **11.2 Traffic Access and Parking**

Crowley: Motion that the amendment creates no change in traffic
access and parking. No additional review of traffic access is
required. 108 109

Winslow: Second. 110 111
Vote: 5-0 in favor. 112

113
114
115 **11.3 Stormwater Management**

116
117 **Discussion**

118 **Therio:** Looking at C-1, the new model showing new sketch, where is the
119 place indicated for the 6 inch footing drain? It looks like the blacktop is right
120 up to the building in the last illustration.

121
122 **Lane:** That corner is previously collected impervious, so that area is re-
123 routed over the footprint of an existing piece of impervious. Inside the
124 retaining wall is that quarter; that is routed to existing Stormwater
125 treatment.

126
127 **Therio:** The before plan at 8301 shows that the blacktop runs right up to
128 the buildings.

129
130 **Lane:** Yes. That is the current condition of the rear yard area. It drains into
131 the basin, or runs overland and is picked up and goes this filter.

136 **Therio:** It's literally running down the driveway to be picked up in a 6 inch
137 slide. That's new.

138 **Lane:** Right. It's not new impervious, because it's superimposed over
139 existing impervious that is presently collecting

140

141 **Therio:** Before, when it was a flat surface, you routed it toward the
142 embankment.

143

144 **Lane:** It went into the basin and got picked up at the curb line. There is a
145 construction note related to footing drains connecting so that the existing
146 footing drain system is utilized for the building addition. That's not picking
147 up roof. Roof is running to that same basin #2, and picked up and routed to
148 the same place. That's not new impervious, its present impervious routed to
149 the same place. What we have for new treatment is necessitated for a
150 southerly and then to the northwest corner, which goes toward the roof.

151

152 **Foster:** The Applicant's narrative answers a lot of questions on Stormwater
153 management. "The as-built survey confirmed that the constructed
154 impervious area matched the Stormwater design. The only measurable
155 difference between the original design and construction was the stone steps
156 location and patio. In complying with state and local regulations, the
157 proposed addition will provide Stormwater management improvements to
158 effectively mitigate off-site impacts from Stormwater. The specified
159 treatment adheres to the MDEP Best Management Practices standards."

160

161 **Crowley:** Do you have a DEP Stormwater management permit?

162

163 **Lane:** They have filed for a minor amendment, the most minimal process to
164 seek to approve an existing amendment. We have received word back from
165 the DEP project manager that it's administratively complete. We are waiting
166 on their decision to issue a permit.

167

168 **Lyman:** The Board's decision will be contingent on that permit.

169

170 **Crowley: Motion: Since DEP has more expertise and more stringent**
171 **requirements than the Board, I move that no further Stormwater**
172 **management review is required.**

173 **Winslow: Seconded.**

174

175 **Discussion:**

176 **Foster:** On the rear southerly portion of the building, is that a raised
177 drainage area?

178

179

180

181

182

183 **Lane:** It's a pressed grade from existing conditions. It's a lowered area,
184 below the roof line so it's lower in elevation. It's lower than the eave of the
185 building. We are diverting the water coming down the hill above the new
186 stone. We are collecting and treating only the roof runoff from the south
187 facing roof near the retaining wall. We are diverting that above the retaining
188 wall. A Detail on C2 depicts the stone trench that should intercept the
189 surface and the groundwater running between the layer of organic material
190 and the water will be diverted.

191

192 **Foster:** Even if the land uphill of the retaining wall became saturated from
193 the retaining wall it would still be caught in this area here.

194

195 **Lane:** It would. But our preference would be to divert it first in the drain
196 and migrate it through the backfill of the retaining wall which has its own set
197 of underground drains. It would appear on the drip strip adjacent to the
198 building.

199

200 **Unknown Speaker:** Look at page 6 on A 301 it gives the perspective from
201 the southwest. It presses into the existing natural grade; it's 4 feet below
202 the building. It's below the uphill grade; the grade is 3-4 feet before the roof
203 line, so you catching water down the hill, collecting and treating roof runoff
204 from south facing roof, it's not going down the hillside. Have a detail on C2
205 depicting a stone trench that will intercept the surface and the layer of
206 organic material, divert first in drain and then treat under the drain.

207

208 **Crowley:** The area in question on C-3 in the cross sections appears to be
209 similar to a septic system that is designed to treat the water that comes off
210 the roof.

211

212 **Lane:** In that there is a filtration layer, but it is different from a septic
213 system because there are under drain pipes below that, that route the water
214 to daylight.

215

216 **Foster:** The existing approved site plan had a Stormwater drainage system
217 within it that was accommodating the site and the impermeable surfaces.
218 This addition to that plan has taken into account the extra square footage
219 that will be developed, and the existing system has been upgraded to accept
220 that?

221

222 **Lane:** The existing systems are not modified. New construction will provide
223 treatment. It is an addition to the approved plan. The two elements are
224 both filters. One is the roof drip line and the other is an under drain soil
225 filter.

226

227

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230

231 **Foster:** The Stormwater drainage system is not depending on the existing
232 approved plan; it's in addition to and designed to handle the water from the
233 amended new construction.

234 **Lane:** Right. The new impervious is in these new features.

235

236 **Crowley:** Amend the above Motion to say that we have reviewed the
237 Stormwater management plan under section 11.3 and find that the
238 details provided complies with the ordinance.

239 **Winslow:** Seconded.

240 **Vote 5-0 in favor.**

241

242 **11.4 Erosion Control**

243 **Crowley:** Motion to find the applicant's erosion control measures are
244 adequate.

245 **Winslow:** Seconded

246 **Vote: 5-0 in favor.**

247

248 **11.5 Water Supply Provisions**

249 **Crowley:** Motion that the water supply provisions are inapplicable.

250 **No change is being made.**

251 **Lyman:** Second

252 **Vote: 5-0 in favor.**

253

254 **11.6 Sewage/Wastewater Disposal**

255 **Crowley:** Motion that the wastewater disposal provisions are
256 inapplicable. No change is being made.

257 **Lyman:** Second

258 **Vote: 5-0 in favor.**

259

260 **11.7 Utilities**

261 **Crowley:** Motion that the locations of proposed Utilities are
262 appropriately depicted.

263 **Crockett:** Second

264 **Vote: 5-0 in favor.**

265

266 **11.8 Natural Features**

267 **Lyman:** Motion that the use of Natural Features is compliant with the
268 ordinance standards.

269 **Crowley:** Second

270 **Vote: 5-0 in favor.**

271

272 **Discussion:**

273 **Crowley:** It appears that building is cut into the bank behind the existing

274

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276

277

278 building. They've done everything possible to make the building invisible. A
279 good part is below the existing grade. Given the rise in grade that they have
280 to work with, this is the best way to do the addition.

281
282 **Foster:** Where is the fill taken to?
283

284 **Lane:** Off site.
285

286 **11.9 Groundwater Protection**

287 **Crowley:** Motion that groundwater protection is inapplicable to this
288 project.

289 **Crockett:** Second
290 **Vote:** 5-0 in favor.

291 292 **11.10 Hazardous and Radioactive Materials**

293 **Crowley:** Motion this is inapplicable. There is no hazardous or
294 radioactive waste created.

295 **Foster:** Second
296 **Vote:** 5-0 in favor.

297 298 **11.11 Shoreland Relationship**

299 **Crowley:** Motion that the Shoreland Relationship is inapplicable. The
300 property is not in a Shoreland Zone.

301 **Foster:** Second
302 **Vote:** 5-0 in favor.

303 304 **11.12 Solid Waste Management**

305 **Crowley:** Motion that the Solid Waste Management is inapplicable
306 because it does not alter the original plan.

307 **Foster:** Second
308 **Vote:** 5-0 in favor.

309 310 **11.13. Historic and Archeological Resources**

311 **Crowley:** Motion that there are no known archeological or historic
312 resources on the site based on the approved plan. We are not in
313 possession of local knowledge of the historic use of the property.

314 **Lyman:** Second.
315 **Vote:** 5-0 in favor.

316 317 **11.14 Floodplain Management**

318 **Crowley:** Motion that the project is not on a floodplain according to
319 the FEMA maps.

320 **Lyman:** Second.
321 **Vote:** 5-0 in favor.

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326 **11.15 Fire Protection Provisions**
327 **Crowley: Motion that the fire protection provisions is inapplicable.**
328 **There is no change.**
329 **Crockett: Second.**
330 **Vote: 5-0 in favor.**
331
332 **Findings:**
333 **Crowley: Motion that is inapplicable. The property is not in a**
334 **Shoreland Zone.**
335 **Foster: Second**
336 **Vote: 5-0 in favor.**
337
338 **Section 12: Good Neighbor Standards**
339
340 **12.1 Exterior Lighting**
341 **Findings: Cut sheet for lighting complies with the Standard, and**
342 **improves on the approved plan. One exterior light will be removed.**
343 **Lyman: Motion: Lighting fixtures are sufficient.**
344 **Foster: Second.**
345 **Vote: 5-0 in favor.**
346
347 **12.2 Buffering**
348 **Crowley: Motion: Motion that the building has adequate buffering.**
349 **Lyman: Seconds.**
350 **5-0 in favor.**
351
352 **12.3 Noise**
353 **Crowley: Motion: Noise levels will not change; inapplicable.**
354 **Lyman: Second.**
355 **Vote: 5-0 in favor.**
356
357 **12.4 Storage of Materials**
358 **Crowley: MOTION: The project complies with the Ordinance.**
359 **Lyman: Second.**
360 **Vote: 5-0 in favor.**
361
362 **Section 13: Design Standards**
363
364 **13.1 Landscaping**
365 **Crowley: MOTION: The project complies with section 13.1 of the**
366 **Ordinance. No new landscaping associated.**
367 **Crockett: Second.**
368 **Vote: 5-0 in favor.**
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374 **13.2 Signs**
375 **Crowley: MOTION: The project complies with the Ordinance. There is**
376 **no change.**
377 **Winslow: Second.**
378 **Vote: 5-0 in favor.**
379
380 **13.3 Roadside and Parking Lot Buffers**
381 **Crowley: MOTION: Roadside and parking lot buffers will not change.**
382 **Lyman: Second.**
383 **Vote: 5-0 in favor.**
384
385 **13.4 Site Considerations**
386 **Winslow: Motion: Site considerations on the submitted proposal are**
387 **within the standards set forth in the Ordinance. The proposal does**
388 **employ architectural features and finishes that help with impact.**
389 **The minimum setback requirements are also met.**
390
391 **Foster: Motion: Sections 13.5 – 13.9 are not applicable.**
392 **Crowley: Second.**
393 **Vote: 5-0 in favor.**
394
395 **Crowley: Motion to reconsider Section 13.8 as applicable.**
396 **Finding: The proposed project complies with the Ordinance. The**
397 **building fits harmoniously into the setting to the maximum extent**
398 **possible.**
399 **Crockett: Second.**
400 **Vote: 5-0 in favor.**
401
402 **Crowley: Motion: Grant preliminary Approval to Cellar Door Winery's**
403 **application for an amended site plan.**
404 **Crockett: Second.**
405 **Vote: 5-0 in favor.**
406
407 **Winslow: Motion: A site walk is set for Wednesday, February 27, 2012**
408 **at 3:00 pm.**
409 **Crawley: Second.**
410 **Vote: 5-0**
411
412 **Crowley: Motion to schedule a Public Hearing to be held for**
413 **comments from abutters at the next Board meeting, Feb 29, 2012.**
414 **Matters to be considered in the Final Review shall be limited to**
415 **questions that arise during the site walk or during the public hearing.**
416 **Winslow: Second**
417 **Vote 5-0 in favor.**

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422 **Winslow: Motion to Adjourn.**
423 **Crockett: Second.**
424 **Vote: 5-0 in favor.**

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Respectfully Submitted,

L. Jaye Bell