

MINUTES
Planning Board
February 14, 2011
7:00 PM

Members Present: David Fowler; Acting Chair, Donna Hovey, Lynne Potter and James Macklin

Members Absent: William Horton and Frank Braman

Staff Present: Elwin Thorpe – Code Enforcement Officer; Thomas DuBois – Acting Planning Board Consultant and Sandy Fredricks – Secretary.

Public Present: Dana Lampron, Shann Thrasher, Walter Stinson, David L. Rendall, Pauline J. Rendall, Laurie Mondville and John Small – Casco Fire Chief

7:00 P.M.

Dave calls the meeting to order.

Dave states the first thing the Board needs to do is appoint an Acting Chair in Bill's absence.

Donna nominates Dave to be Acting Chair.

Lynne seconds the nomination.

There being no other applications, the Board calls for a vote.

All in favor? 4 yes – 0 no

Dave states the first item on the Agenda is approval of Minutes of the January 10, 2011 meeting.

Lynne moves to accept the Minutes as written.

Donna seconds.

Any discussion? None.

All in favor? 4 yes – 0 no

Dave states the next item on the Agenda is review of Sebago Technics' application for Amendment to Site Plan submitted on behalf of Dana Lampron and Pit Stop Fuels to permit installation of two (2) 30,000 gallon propane tanks on the site consisting of a crushed stone pad measuring approximately 85' long by 45' wide and the tanks. Applicant will also require extension of electrical service to the tanks and installation of a fence around the perimeter of the crushed stone pad. The property affected is Map 3, Lot 22-1 located on Roosevelt Trail (Route 302) and is located in a Commercial Zone.

Walter Stinson of Sebago Technics introduces himself and states he is a soils engineer. Walt continues that Dana Lampron is also here to answer any questions the Board may have.

Walt begins his presentation by stating this is an application to Amend the Site Plan granted by the Board in 2007. The site is located on Route 302 consisting of 2.78 acres purchased from Glennco. The original approved Site Plan granted to the applicant permitted installation of 30,000 gallon tanks for fuel oil, diesel and kerosene storage. At that time, the applicant installed the driveway to service the facility and necessary utilities.

Further, Walt states the applicant's amendment request before the Board is to permit two (2) 30,000 gallon propane tanks located just easterly of the fuel oil tanks. They have made their submitting to the Board; the Board forwarded the application for peer review; applicant has reviewed the peer review and responded to the comments made by Mr. Dubois, which response has resulted in the revised documents submitted to the Board this evening.

Walt continues, included in the revised plans are more detailed drawing of the tanks. They are 109" in diameter; 67" long and are mounted on two (2) concrete pillars on a crushed stone base. They are awaiting a report from the State Fire Marshal's Office of their review of the plans and site.

Further, Walt states the plans have been reviewed by John Small, Casco's Fire Chief who advised he saw no reason to deny the application provided they follow the recommendations of the State Fire Marshal's Office. Continuing, Walt states there will be a chain link fence surrounding the tanks; they will be adding one spot light; there will be no changes to the access driveways or turnarounds. Mr. Lampron has been operating the site for approximately 3 years with no problems or complaints. Walt again states that Dana is here tonight to answer any questions the Board or townspeople may have about the proposal.

Dave states he presumes when they come in with the delivery vehicles to fill that they will back in to the same loading area as the oil trucks currently use. Dana states that is correct.

Dave asks how much will the traffic in and out of there increase.

Dana states that the trips per day are only 3-4 now and believes the propane will add 2-3 trips per day; the propone is not is busy as the oil. Dana continues that the tractor trailers, at this time of year, are only one trip per day to fill the tanks.

Donna asks if the propane tractor trailers will be the same as those coming in for oil. Dana states they will.

Dave asks if there is enough space for them to pass should there be 2 trucks at the same time. Dana states they have room to maneuver.

Donna asks if the trucks will be kept on-site. Dana states they will not remain on-site; the operation will be the same as it is with the oil and no trucks remain there, they come in, fill up and leave.

Dave states looking at the plans it does not appear they need to do any clearing. Walt states they do not.

Donna asks how many delivery trucks will be on site at a time per day. Dana states it is only a couple per day.

Dave states he is looking for the wetlands on the plan.

Tom states at the closest point they are 15' from the wetlands.

Dave asks if they have 300' of frontage on Route 302. Elwin states their frontage is on the private road, not 302.

Dave states we need to go through the process and asks if anyone from the public wishes to speak.

Pauline Rendall asks if Beaver Pond Road is a town road. The Board informs that it is not a town road, it is a private road. Mrs. Rendall states there is "For Sale" sign there and would like to know how they would access the 40 acres behind Pit Stop. Dave states if they build in there, it would trigger Subdivision and they have to come to the Board. Discussions take place among the Board members, Dana and members of the public about how this would work out. Elwin states that it is in a commercial zone which would only allow four (4) dwellings. Discussions continue regarding access with it being pointed out that it is not owned by Pit Stop or Dana, it is a Right-of-Way to Pit Stop.

Laurie Mondville states she is an abutter located to the left of Pit Stop. She states she is concerned as her son rides his ATV in there and they have a little area out back that her son calls "Cookie Corner" and is concerned about how safe the propane will be.

Dana states the tanks are pressure built. Shann Thrasher states he builds the tanks and explains they are, as Dana states, pressure built. He continues, most tanks are built pursuant to Fire Code 58; these tanks are built above those specifications and we put in double safeties by putting a nozzle valve in the tanks with triple valves at the head.

Laurie asks if there is any alarm system on the tanks. Dana states there will be cameras on site that will allow anyone to dial in to the site from their computer and watch what is going on.

Dave states it is his understanding that there is no purpose to having a containment area as any leak will just go up into the air.

Dana states the only openings in the tanks are on the top; the pressure relief valve is approximately 14' high.

John states these tanks are no different than those installed in the Fire Station or out back here at the Community Center or any other person's home. There are standards they have to follow and the cameras will be able to be monitored by the Cumberland County Regions Communications Center. The CCRCC will be able to dispatch the Fire Department immediately if there is a problem detected. John continues that when he met with Dana, they discussed how the site should be equipped for the best protection of everyone should an incident arise and Dana has agreed to install a dry water cannon for fire suppression.

Jim asks if they typically fight this type of fire or let it burn out. John states it depends on what it is; we will fight it if it can be done without risking injury to our personnel or the public; and having the dry water cannon focused on the tanks will assist greatly with ability to fight it and with the higher specifications these tanks are being built at also is helpful.

Donna states she believes we still need approval from the State Fire Marshal's Office, correct. Dana states that is correct.

Donna asks if they have a time line for receipt of that approval. Dana states they do not.

Dave asks what the setbacks are. Dana states they are 50' from any property line.

Laurie asks how far they are from her. Tom states it is 140' from the tanks to her property line.

Dave asks Tom if he has any questions. Tom states he doesn't now; he continues that based on the information and drawings received this evening the applicant has addressed all the outstanding issues.

Dave states he would like to run it through point by point:
7.4 – Fully executed Application; all the abutters were notified; sketch map submitted; boundaries shown; bearings and distances; zoning classification; soil types were just resolved with newly provided information.

Tom states we have to see if they are adequate as the Town's ordinance is fairly specific. Dave states we received the County Soils Maps. Tom states he is concerned that there is a fair amount of ledge and there are wetlands showing and we are within 15' of those wetlands.

Walt states that if the Board would like the wetlands flagged in the field, they are willing to do so prior to construction. The Board discusses this and determines that the applicant shall flag the wetlands prior to construction and at the time of flagging, applicant shall arrange for the Code Enforcement Officer to be present to review and accept the information.

Laurie states that in the Spring there is a brook that runs right down there.

Elwin states that he feels the flagging of the wetlands will work out and he will work with the applicant to have this accomplished to the Board's satisfaction.

The Board makes the flagging of wetlands by the applicant with the CEO a condition of approval.

Continuing the review, Dave asks Dana about the sign, noting it was approved in the original site plan. Dana states he never erected the sign and is uncertain if he will as many people don't even know they are there and his concern is if he erected the sign it will draw attention to the location which may be detrimental.

Lighting – there will be one additional photo-eye light position on the tanks to keep them lit for the drivers.

Lot area, street frontage, location of existing and proposed building, buildings within 50', contours are shown at 1' intervals. These items are all fine.

Stormwater plan, a waiver has been requested. Dave states they are placing on stone bed so not really any change to the existing conditions; the Board agrees.

Jim moves to grant the requested waiver of a Stormwater Drainage Plan, §7.4.1C.

Donna seconds.

Any discussion? None.

All in favor? 4 yes – 0 no

Dave resumes review of the application:

Utility Plan – electrical will be underground, no wastewater

Buffers – Dave asks if this will impact the Mondville property any more than the current use. Dana states it will not. The Board deems this satisfactory as submitted.

Building plans – we have detailed plans on tanks and fence.

Deed restrictions – none requested.

State Fire Marshal's report – COA.

Dave states we need a motion to find the application complete.

Donna moves to deem the application complete.

Jim seconds.

Any discussion? None.

All in favor? 4 yes – 0 no

Dave asks about the timeline for completion of the project as it is indicated in the materials submitted that it would be in the Fall of 2010 which is passed. Dave asks Dana if he is looking at a Spring 2011 completion. Dana states he is looking to do the project in the Spring. Dave asks how long it will take to complete the project. Dana states it would be a month to complete.

Dave states he would like to do a quick review of items submitted this evening:

Erosion Control Plan; Off-street loading will be additional volume. Tom states he has been to the site and that it has plenty of room for the off-street loading and construction of the project and he does understand it better now that he has seen the drawings submitted this evening.

Elwin asks Dana if the property out back is developed, is there enough room for our rigs to turn on your property. Dana states the probably not, but they can back in to facilitate faster turnaround times.

Dave resumes review of items received this evening:

Soils have been taken care of;

Signs and Lighting – the Board talked about and covered

Topography – taken care of

Stormwater Drainage Plan – waived

Planting – Adequate as it is

Building Plans – okay

Dave states conditions of approval would be:

Pending State Fire Marshal's permit and wetlands delineations.

Tom asks about the location for the dry cannon. Dana states that it will be placed wherever the Fire Chief requests it be located. John states he would like it located back down the roadway a distance so as not to have to have personnel move up beyond the tanks to get to the system.

Dana states there are also portable monitors that the Fire Department could use in any location if that is preferable to the Chief. John states he prefers to have a fixed location on site for the dry water cannon system so it is there in the event there is a situation.

The Board will make the location of the dry water cannon system a condition of approval stating it must meet the Fire Chief's specifications on site.

Tom states his reading of §7.3.1H indicates the Board must hold a public hearing prior to granting of any applications. Dave states that is what we are doing here; the agenda is published to meet the requirements for public hearing. Tom states that is fine, he just wanted to be thorough.

Donna asks John how often these dry cannon systems are tested. John states they don't usually test them, but does not see any cost involved to do so and the department could test them at any time.

The Board reviews §7.5.1 as follows:

- A. Preservation of Landscaping – adequate as existing
- B. Relation of Proposed Buildings to the Environment – have a fence around the tanks and most people don't even know they are located there
- C. Vehicular Access – fine as exists
- D. Parking and Circulation – okay
- E. Surface Water Drainage – waiver requested and granted
- F. Utilities – minimal; additional electrical
- G. Advertising Features – none
- H. Special Features – none
- I. Exterior Lighting – there will be one additional full cutoff light trained on the tanks which will be shielded from the neighbors. Further Note #11 on the Plan addresses the lighting.
- J. Emergency Vehicle Access – The Fire Department is comfortable with it. John asks Dana if the gate will be secured at all times. Dana states the gate gets closed but not locked as he only has a right-of-way over the road to his lot and he cannot lock the owner out of access to their own roadway.
- K. Landscaping – okay as exists
- L. Environmental Considerations - Wetlands delineations as discussed as COA.

Donna moves to approve the application pursuant to §7.5.1 with the following conditions of approval:

1. Receipt of report from the State Fire Marshal's Office and compliance with any conditions set forth therein.
2. Marking out of all wetlands and review and acceptance of these delineations by the Code Enforcement Officer.
3. Applicant shall install, at applicant's expense, a dry water cannon fire suppression system in a location to be determined by Casco's Fire Chief.
4. Standard Conditions of Approval.

Jim seconds.

Any discussion? None.

All in favor? 4 yes – 0 no

Lynne moves to adjourn.

Jim seconds.

Any discussion? None.

All in favor? 4 yes – 0 no