

Newfield Planning Board
Meeting Minutes of June 22, 2022
23 South Effingham Road
West Newfield, ME 04095

Chair Gloria D called the Quorum June 22, 2022 Newfield Planning Board Meeting to order at 7:02 PM with the following in attendance: Gloria D, Anthony G, Dan P, Emily F, Skip T, Shelly G, Jim M, Sam P, Nichole H, Engineer Chris S, Rudy T, Eileen H, Mary, Glen T, Nathan T and Andrea.

The Pledge of Allegiance was recited by all.

Gloria D welcomed all to the Public Hearing of Wednesday, June 22, 2022 and asked all of the Planning Board Members, Selectboard Members, Town Administrator Nichole H and Haley Ward Engineer Chris S to introduce themselves and then made the following introduction.

At 6:00 PM on June 22, 2022 the Planning Board held a site-walk at 369 Water St, Newfield, ME at M19-L18 in the rural zone regarding the Town of Newfield Conditional Use Permit for a Salt & Sand Facility. Attendees from the Planning Board were: Gloria D, Anthony G, Dan P, Emily F, Skip T, Maria M. Selectboard Members Shelly G, Jim M, Sam P and Town Administrator Nichole H and approximately 7 members of the public were also in attendance at the site-walk.

At 7:10 pm, Chair Gloria D began the Public Hearing as follows: Public notice for this hearing has been done in accordance with State Statute and local Ordinance. advertisements were placed for two weeks in the local paper at least 10 days ahead of the site walk and hearing, also posted on the town web site, certified letters were sent to abutters w/in 500ft, and notices were posted in multiple places in town.

The purpose of this meeting is to inform the public and receive public comment on a C.U.P. application presented by the select board on behalf of the residents of the Town of Newfield to install a salt and sand shed at the transfer station located on 369 Water St. M19 L18 in the rural zone. The proposal is to move the current outdoor salt and sand pile to a town owned 14 acre, more or less, parcel of land located at the transfer station and to erect a 70x108 foot, wood arched, metal sided building. The fill capacity is 3,800 cu. yards. The inside floor, outdoor aprons and access roads are proposed to be asphalt. A resident salt and sand pile is proposed to be stored in a lean-to. Underground 60 amp power supply is to be installed. No plumbing is proposed. Indoor and outdoor lighting are in the design. In Dec. 2019 D.O.T. approved the new driveway location (appendix H). In June 2022 a Permit By Rule (PBR) application was filed with D.E.P. which includes a construction erosion and storm water control plan and a long term storm water maintenance plan. The site design has storm water control measures incorporated and includes a catch basin, culverts and a vegetative buffer. The location of the facility has met the required D.E.P. siting criteria (appendix I) and the location has been approved by D.E.P. (appendix H). Wildlife and natural areas report is pending. The area has been select cut as approved at a town meeting in March 2020. Rough grading was authorized by the select board and is nearing completion. An Engineer has designed the plans for the facility and the access roads. The next step is to complete the permitting process, award bid and start building. As we proceed to our question or comment section of this Hearing, please address your comments to the chair only. Identify yourself when you speak. You can contribute verbal testimony for the record or submit written documents for the record. Please limit your comments to 3 minutes and try not to testify on topics already brought up by other attendees. At the conclusion of this hearing the planning board will enter into its regular special meeting session and begin the review of the application and permit.

At this time Gloria D stated she would like Chris Snowdeal, our engineer, to give a synopsis regarding the project and then we'll move to the Selectboard, planning board and anybody else that wants to add anything.

Chris S began, "It looks like we have a lot of the same people from the site walk and now you get to see it on paper. On site we're gonna have a primary entrance for the salt trucks which will be delivered with a 26 yard dump. That's gonna be at the same location or near same entrance as the transfer station. They'll come in and make a turn come around back up to the building, dump the salt and then push it inside where stored. The sand trucks are

gonna use the secondary entrance and exit and will drive up to the back, back up to the back door and dump the sand and the sand will just actually land inside the building until it gets up to a certain point and then they'll have to push it forward. Once they get near the front then they'll load the sand in the stockpile in place. The shaded area is all pavement at this point including this side of the building. Any operation where you store sand and salt all have to be on an impervious surface. So, the building, the two work pads must be paved, everything else does not have to be paved but most towns do. It's easier to plow and easier to clean. There is a 300' setback from the well across the road and any operation where stored or loaded must be done outside of the 300' setback. Storm drainage: The culvert that is there now is temporary and should be removed at the end of construction. There's a fair amount of water coming off the hill and with this construction we could be blocking that from getting where it used to go so, we are providing a culvert that goes to the catch basin and then turns a little bit. The catch basin itself is just blocking a small amount of water within this island and off half of the building. On site we did do a stormwater check to verify the pipe sizes as mentioned, the developed area is going to get to the ditch before the water run off so there is an increase in the volume of water that's running off, but the peak flow isn't changing because of the impervious surfaces compared to the amount of water. Soil conditions again mentioned on site is a Type B soil, a free draining material, there won't be any issues with the constructability of the building and the access to the front of the site. We do have erosion control methods that the secondary contractor will be doing. Will be installing the silt fence and installing some hay bale check dams along the ditch line. Those are meant to stay in place until vegetation has taken place and there's grass growing and then those can be removed. The hay bales can remain permanently, and they will have to be maintained. Any disturbed area that is not getting paved will get seeded mulch and again as mentioned onsite that there are no proposed landscaping improvements that is something the Selectmen may have to consider. At this point is there's nothing proposed for this site. There was a question about the buildup of the pavement what you saw is rough grade the original being 18 inches of Type D gravel 6 inches of the Type A gravel and 4 inches of pavement on top of that and there's also a geotextile between the subgrade that's there and the new gravel we're putting in. Power wise the existing pole that's here that's now serves the transfer station we actually do have to move that backwards a little bit so trucks can make this turn from there instead of going overhead they will go underground to serve the transfer station and make that safer and go underground from there to the new building. To separate the traffic from the sand/salt shed and the transfer station we do have a solid barrier involving jersey barriers separating that traffic. From the end of that we will go with fence from there to the sand/salt building to keep the transfer station traffic out of the sand/salt storage site. There will be a gate here and we haven't determined where this one will go yet because we haven't figured out where the resident salt and sand pile will be. We may have determined the place based on site just today but once you figure that out there will be another gate to keep people out of the building area. Lighting the only proposed lighting you have obviously there's some inside the building, but we do have a light on either side of the overhead doors and those are downward facing, and they're also motion so they'll shut off and there's no motion. I think it's about all I have."

Gloria D opened the Hearing up for public comments and questions at approx. 7:20 PM. The people with questions and comments were:

Paul Demenkow, Sam Parks, Eileen Hennessey, Rudy Turgeon, Dan Phalen, Glen Theriault, Nathan Theriault and Andrea Silva.

Topics of concern were:

Is Symmes pond classified as a protected water way at all?
Endangered species in the area
Salt contamination of wells and nearby Symmes Pond and brooks,
Any preventative measures to protect the brooks in the area ,
Installation of conduit
Site aesthetics,
Have all State of Maine permits been obtained,
Resident sand pile availability, location, rain effects
Will fill material be leaving site?
Type of impermeable membrane on the concrete surface,
Light pollution,

Hours of operation,
Public notice and
Is there a clerk of the works? .

During the comment period, most of the questions and issues raised were able to be answered by the Engineer and the by the Board. The location of the resident sand pile has not been determined yet. After inquiring if anyone had anymore comments or questions and hearing none, the Planning Board closed the Hearing at 7:52 PM and the CUP Application review began. This portion of the review dealt primarily with vegetative buffers for aesthetics and erosion control. The Engineer explained that this inspection of the project would be timed during 4 different segments of the construction. Inspections would be timed around pavement, concrete, rebar, and roof arches before closing in the structure. Upon completion of this portion of the CUP Application Review, Gloria D mentioned that she and the Administrative Assistant will get together and begin work on the Findings of Fact.

Gloria D asked for a motion and a second to accept the Minutes of the May 4, 2022 meeting. Skip T made a motion to approve the May 4, 2022 minutes and Emily made the second. Hearing no corrections, errors or omissions, the Board approved the May 4, 2022 minutes with a unanimous vote of 5-0-0.

Motion by Gloria D and a second by Skip T for a \$58.00 reimbursement to the Administrative Assistant for the purchase of ink and USB. The reimbursement request will be forwarded to the Town Administrator. Unanimous vote of 5-0-0

The Tentative Agenda for the July 6, 2022 Meeting was discussed as follows:
Balch Lake Marina Boat Yard Year-Round Storage CUP Amendment Application and Findings of Fact
Town of Newfield Salt & Sand Facility CUP Application – Findings of Fact
Election of Planning Board Officers

A motion to adjourn was made by Skip T and a second by Emily F at 8:55 PM. Unanimous vote 5-0-0

Respectfully submitted,
Maria Marchant, Administrative Assistant
These Minutes Are Not Verbatim