

**Town of Eliot  
REGULAR PLANNING BOARD MEETING**

**May 19<sup>th</sup>, 2009 7PM**

**ITEM 1 - ROLL CALL**

Present: Steve Beckert – Chairman, Chris Pollard – Vice Chairman, Dwight Snow, Paul Burke, and Jeff Duncan – Alternate.

Absent: Dutch Dunkelberger.

Steve Beckert explained that Dutch Dunkelberger was out of town because of his job. Jeff Duncan was appointed as a voting member for this meeting.

**ITEM 2 – PLEDGE OF ALLEGIANCE**

**ITEM 3 – MOMENT OF SILENCE**

**ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED**

The Board agreed to review the minutes of March 24<sup>th</sup>, 2009 at the next regular meeting.

**ITEM 5 - REVIEW OF "NOTICE OF DECISION" LETTERS, AS NEEDED**

There were no notice of decision letters to review.

**ITEM 6 - PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED**

- A Continued review of an application for a conditional use permit for an industrial establishment to be located at 50 Maclellan Lane. Applicant is Hissong Ready-Mix & Aggregates, LLC (mailing address: 48 York St., Kennebunk, ME 04043). Owner is Maclellan A.R. Realty Trust (mailing address: PO Box 152, Tewksbury, MA 04876). Property can be identified as Map 46/Lot 7 and is located in the Commercial/Industrial zoning district. (PB09-5)**

Steve Beckert stated that the Board had their site walk on May 5<sup>th</sup> and there were no real concerns at that point from the members that attended. He asked Steve Stearns to give an update on the application.

Steve Stearns of Pinkham and Greer stated that he had recently received the geotechnical report back from R.W. Gillespie, which he provided to the Board, and as a result of that report, some minor changes were made to the road. Some under drains were added under the yard area and changed the orientation of the outlet on the under drain soil filter. No changes to the use of the lot were made. He stated that the DEP application had been deemed complete, which he provided a copy of to the Planning Board. The DEP anticipates final approval

sometime in August. He stated that he is seeking approval of the site plan tonight and hoped the Board would schedule the public hearing for June.

Dwight Snow stated that regarding the stormwater, he noticed in the report that only the 50-year storm event was addressed. He asked if there were pre and post flows available for the 2, 10 and 25-year storm events.

Steve Stearns stated that the 2, 10 and 25-year storms were probably not included because they are no longer required by the State. They now focus on stormwater quality as opposed to peak rates.

Dwight Snow stated that he didn't have an issue with that.

Jeff Duncan stated that at the site walk the applicants had said they would provide aerial photos of the property. He asked if they brought those tonight.

Steve Stearns showed the Board the aerial photographs, stating that they depict the proximity of the project to other uses in the area.

Chris Pollard asked if the updates and changes Mr. Stearns spoke of earlier would be on the final plans.

Steve Stearns stated that they would be on the final plans and asked how many copies the Board needed of those plans.

Chris Pollard stated that 9 copies of 11" x 17" plans and one full size plan would suffice. He stated that the public should have the opportunity to review the amended plans at least ten days prior to the public hearing.

The Board agreed.

Chris Pollard asked if the Board had received comments from the Conservation Commission on this project.

Jeff Duncan (also a Conservation Commission member) stated that he did not believe the Conservation Commission would be commenting on this application.

Steve Stearns stated that Kate Pelletier had relayed to him that someone on the Board had a concern about pH levels at ready-mix plants. He stated that the multi-sector general permit does not specify pH monitoring. He stated that he spoke to Allison Moody at the MDEP who is responsible for inspecting over 500 industrial sites in Maine and monitors pH levels. She told him that pH levels have not been a problem for ready-mix plants in the State of Maine, however, if during inspections pH levels are found to be high the DEP will require pH monitoring. He stated that the return concrete recycling areas are usually the only areas of concern if they are not properly maintained and used. Any return concrete for this site would be used in forms or spread out and thinned onsite, so Ms. Moody was not concerned.

Jeff Duncan stated that he was under the impression that most of the water being used onsite would be recycled back into the plant anyway.

Steve Stearns stated that was correct. The wash water, or at least a percentage of it, will actually go into the ready-mix production. Any runoff would go into the under drain to be treated.

Steve Beckert asked if the Board had any more questions for the applicant before accepting the preliminary plan.

The Board had no additional questions.

**MOTION:**

Chris Pollard made the motion to accept the preliminary plan.

Jeff Duncan seconded the motion.

**Vote: 4-0, Chair concurs.**

The Board scheduled the public hearing for June 16<sup>th</sup>, 2009.

**ITEM 7 - ACTION ITEM LIST**

None.

**ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED**

Kate Pelletier asked the Board if she could spend approximately \$35.00 on a new USB cord for her digital recorder.

The Board agreed by consensus to expend Planning Board funds on a new USB cord.

**ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING**

Steve Beckert stated that the next regularly scheduled Planning Board meeting fell on June 2<sup>nd</sup>, but he would not be able to attend. He stated that the Board could have the meeting without him, reschedule it or cancel it.

Chris Pollard asked if anything was on the agenda for that meeting yet.

Kate Pelletier stated that JT Lockman was scheduled to come in with updates to the subdivision ordinance but that she could reschedule that to July 7<sup>th</sup>.

The Board agreed that if JT Lockman was available on July 7<sup>th</sup> they would cancel the June 2<sup>nd</sup> meeting.

**ITEM 10 – ADJOURN**

**MOTION:**

Chris Pollard made the motion to adjourn at 7:35 PM.

Jeff Duncan seconded the motion.  
**Vote: 4-0, Chair concurs.**

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**Stephen Beckert, Chairman**

**Date approved:** \_\_\_\_\_

**Respectfully submitted,**

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**Kate Pelletier, Recording Secretary**