

D-R-A-F-T
Town of Rockport Planning Board
Wednesday, April 11, 2012 – 6:30 P.M.
Rockport Opera House Downstairs Meeting Room
Meeting Televised on Channel 22

Present: Kerry Leichtman, Chairman
John Alexander
Terrie Mackenzie
Thomas Murphy
James Ostheimer
Sarah Price

Also Present: Thomas Ford, Planning Director
Deborah Sealey, Acting Recording Secretary

AGENDA

OLD BUSINESS

1. **Pen Bay Medical Center**, 6 Glen Cove Drive, Rockport, ME 04856
Request: Site plan review to construct 2,500 sq. ft. building to house biomass boiler and appurtenant underground wood chip storage bin. (*Continued from 3.21.12*)
Property: 6 Glen Cove Drive – Tax Map 6, Lot 155
District #909 – Rockport Hospital and Resort District

2. **Rockport Investment Group LLC**, 195 Commercial Street, Rockport, ME 04856
Request: Site plan review to expand an existing commercial building by 850 sq. ft. and possible expansion of its use as a professional office. Represented by Gartley & Dorsky Engineering & Surveying. (*Continued from 3.21.12*)
Property: 195 Commercial Street – Tax Map 27, Lot 39
District #907 Modified

3. **Melissa Spear Dove**, 20 Park Street, Rockport, ME 04856
Request: To discuss protocol and procedure for the proposed creation of Lot 5 in the Maple Grove Subdivision. Represented by Landmark, Inc. (*Continued from 3.21.12*)
Property: Park Street – Tax Map 35, Lot 71-1
District #908 - Rural District

The meeting was called to order at 6:34 P.M.

1. PEN BAY MEDICAL CENTER

Representation: Larry Mellenthin
6 Glen Cove Drive, Rockport, ME 04856
Tel: 207-236-3397; Fax: 207-236-6715

Property: 6 Glen Cove Drive, Rockport, ME 04856
District #909 – Rockport Hospital and Resort District

Request: Site plan review to construct 2,500 sq. ft. building to house biomass boiler and appurtenant underground wood chip storage bin. (*Continued from 3.21.12*)

Larry Mellenthin: At the last meeting we walked through two options being considered, but will now focus solely on the biomass application.

Paul Monyok: This is a 63.7-acre parcel and the addition will be on the north side of the hospital building in the existing parking lot. This will provide minimal pavement (with asphalt patched in), minimal grading, and a concrete bunker below grade. Runoff will exit into the grassy hillside off the side of the parking lot to the east.

There is lots of misinformation out there about how biomass works. The boiler plant will be expanded to 2,500 sq. ft. with an 800 sq. ft. footprint for the bunker. The exterior of the addition will have a metal skin matching the rest of the building. We have talked with Tom Ford about our campus master plan and this will eventually become the main entrance to the hospital, at which time the exterior of the building will be changed to match the other buildings.

We want to bring the stack through the roof of the building to aid in the dissipation of all odors. The building expansion could eliminate 22 parking spaces. We have 785 on the entire campus and 633 spaces are required by code. 196 to 231 spaces are empty over fluctuating time.

Dick Rawlins: Referring to this floor plan, the wood boiler holds 30 to 40 tons of wood chips at one time. A screw auger runs side to side in the bunker to draw the chips onto the conveyance belt, over 12' to 14' below grade where another belt brings them up to the top of the feed bin at the top of the boiler. The chips are fed in slowly, always burning hot and clean. The ashes are manually raked out of the front, where they drop. Flue gasses are funneled and the ashes are collected in the ashbin.

This is a fully automated system. Exhaust goes into the chimney and the discharge is 500 to 600 degrees. The entire campus is sprinklered and fire-alarmed, so sprinklers will be brought into the bunker addition. In the final feed (chips to hopper to boiler) there is another sprinkler system. There is good fire protection on the bunker and the boiler plant. We will be converting from #6 to #2 fuel oil as the backup. Chips are bought locally and there are 22 plants in use or soon to be on line in Maine.

Paul Monyok: All flue gasses go through a cyclone that collects particles before being exhausted. There will be no visible smoke. We will go through DEP for a woodchip emissions license, which we already have for #2 and #6 fuels. The reduction in CO2 levels will be 75% - 90%. Construction will start in the late summer/early fall and operation will begin in 2013.

Larry Mellenthin: We now burn #6, with 7,000 gallons delivered every five days (7 to 10 days in the summer) and expect an equal number of loads of chips. They will be delivered early in the morning.

Paul Monyok: Submissions packet: the requirements have been met, deeds and land surveyed, floor area 2,200 to 2,500 sq. ft. addition. The few easements are noted on the survey plan and will not be impacted by this addition. Pen Bay currently uses Pine Tree Waste, which can also handle the ash waste. We will explore the possibility of the ash being useful. The amount of dirt disturbed at the surface will be minimal and erosion control measures will be used as needed. We are

replacing impervious surface (paving) with impervious surface (the building), so stormwater runoff will remain constant.

A soils survey and geotechnical report are submitted. We don't expect to hit ledge because we will be going only 12' to 15' down. Water and sewer are tapped into the town, but this project will not increase those loads. Other permits, such as an EPA air emissions license, DEP, and Fire Marshall may be needed. As for preserving and enhancing landscaping, the site is already a parking lot, so no vegetation will be removed. Soil removed will be stockpiled to use on the site in the future. Existing access remains intact, though there will be a slight change in the internal circulation pattern of traffic. The addition will be 500' from the nearest property line and there are a large number of trees and slope changes in between. Exterior lighting will be minimal, consisting of overheads at doorways. Parking lot lighting will remain as it is now.

Kerry Leichtman: Are there any questions from the Board?

James Ostheimer: Are the wood chips soft, hard, green or dried and does it make a difference to the emissions?

Dick Rawlins: The chips are relatively green, with 30% - 40% moisture content, and they may be a mixture of hard and soft; a standard will be written for vendors.

Larry Mellenthin: Whether hard or soft makes no difference to emissions.

James Ostheimer: The building looks large compared to the boilers. Is this heat-related?

Dick Rawlins: What is portrayed is the worst case for size, though we may be able to shrink the building a little. Distance is needed for the conveyor slope.

John Alexander: Should I be concerned about the 2,200 – 2,500 sq. ft.?

Kerry Leichtman: If we approve 2,500, they can go smaller.

Let's go to completeness. I found no deficiencies with the site plan. *[Reads aloud from 1304.1 – Page 13-2]* The ordinance requires 1" = 40' but yours is 1" = 100', which is so small I couldn't read it. I do not want to vote tonight because this is not a proper submission. The other plans are also not readable.

Dick Rawlins: We provided one set of the full size plans at 1" = 30'.

Kerry Leichtman: We require a set for each member.

Tom Ford: This is partly my fault. We've had several meetings and the large format is difficult to deal with.

Kerry Leichtman: We can't do a serious review if we can't see the information. Let's just bring up any serious issues so the applicants can address them before they return.

John Alexander: Tom encouraged the applicant to give us this size. Can you back away?

Kerry Leichtman: No.

Tom Ford: When you saw the plans were small, couldn't you have called them?

Kerry Leichtman: I didn't see them until Friday. The parking spaces are a concern. You said you needed 633?

Larry Mellenthin: Yes.

Kerry Leichtman: You said the stack height had to do with odor control: will that be a problem for abutters?

Larry Mellenthin: We've had no problem with the 92' existing stack and the new one will be 97'. #6 has more pollutants and particulates than wood chips.

Kerry Leichtman: What is the danger in the building that requires sprinklers?

Dick Rawlins: We have it sprinklered because the rest of the building is. It is not a dictate of what we're doing.

John Alexander: The ordinance says no metal buildings, though this is not a sensitive location.

Kerry Leichtman: We will have to waive no metal siding.

Thomas Murphy: I had hoped to see a letter from the Fire Chief. How well protected are the cars, employees, etc., from any possible boiler explosion?

Larry Mellenthin: Toward the hospital side the structure is contained in a 3-hour firewall. Toward the cars, we hope to build a 5' berm.

Dick Rawlins: These boilers are no different from an oil boiler regarding safety. Operators will have additional training.

Sarah Price: You said Pine Tree would handle the ash. Is this similar to liquid chemicals?

Paul Monyok: Ash is considered a normal solid waste.

Larry Mellenthin: There will be very little ash.

Sarah Price: This is the first application I've seen with blasting.

Kerry Leichtman: The permitting process covers that. Can you demonstrate how the delivery truck gets through the parking lot?

Paul Monyok: [Describes different possibilities on the display drawing.]

Sarah Price: The parking lot was never landscaped, so is it grandfathered?

Kerry Leichtman: Yes.

Larry Mellenthin: The master plan has added that.

Kerry Leichtman: Thank you for not going with natural gas and I'm sorry about the site plan size.

Tom Ford: Can the size of the whole campus fit on a sheet?

Kerry Leichtman: Or enlarge the detail.

2. ROCKPORT INVESTMENT GROUP, LLC

Representation: William Lane

Gartley & Dorsky Engineering & Surveying
Tel: 207-236-4365

Property: 195 Commercial Street - Map 27, Lot 39
District #907 Mixed Business/Residential.

Request: Site plan review to expand an existing commercial building by 850 sq. ft. and possible expansion of its use as a professional office. Represented by Gartley & Dorsky Engineering & Surveying. *(Continued from 3.21.12)*

Kerry Leichtman: A pre-application meeting was held March 21, 2012, and a site walk visit was made this afternoon.

Presentation by William Lane: Tiffany Ford and Will Power are also available to answer questions. The application is to expand an existing office building in the 907 Mixed Business/Residential District. The existing building comprises 765 sq. ft. in one story: A 912 sq. ft. addition in one-and-a-half stories is proposed. The property is on the west side of Commercial Street at the base of a wooded embankment. Using the existing curb cut, parking will be expanded to 12 spaces in front of the building. Also at the front of the building, a large deck with both a ramp and stair entrance will be constructed. The only egress from the second floor will be at the rear of the building.

The property slopes toward Commercial St., with an existing curb drainage system. The property's landscaping will be improved. The parcel is served by Maine Water Co. and there is on-site waste disposal. We have a prior written statement showing how the application meets the performance standards. [Mr. Lane briefly reviewed this statement and there were no questions from the Board.]

Kerry Leichtman: The map and statements are complete and there are no questions.

MOTION - Kerry Leichtman/SECOND - John Alexander: Accept the application as complete.

VOTE:	Kerry Leichtman, Chairman	Yes
	John Alexander	Yes
	Terrie Mackenzie	Yes
	Thomas Murphy	Yes
	James Ostheimer	Yes
	Sarah Price	Yes

The motion was passed 6-0-0.

Kerry Leichtman reviewed the Performance Standards by reading the titles and inviting comment from the Board, after stating that the building was quite nice and an enhancement to the landscape.

Thomas Murphy: Regarding parking and circulation, I want to be sure that overflow parking will not go out onto Route One. Do you anticipate any problems?

William Lane: Eleven spaces are required and we're providing twelve.

Kerry Leichtman: Chief Kelly likes to see abundance.

Thomas Murphy: I just want to be sure there is no parking on Route One.

Kerry Leichtman: Will there be a dumpster?

William Lane: No.

Sarah Price: The proposed lighting for the sign – could it be lighted from the side of the building with down lighting?

William Lane: The up lighting is for the aesthetic to illuminate the building and will not shine off-site.

Thomas Murphy: Please make sure the lighting is aimed properly so it will be kept out of the eyes of drivers.

Kerry Leichtman: Let's move to Section 1000. I am underwhelmed by the landscaping; it is not terrible, but I expected more color.

William Lane: It is consistent with the ordinance requirements for variety.

Kerry Leichtman: There is nothing near the building.

William Lane: There is a low-planted area of Rugosa at the edge of the deck. It's red.

Kerry Leichtman: I hadn't seen that. It looks better.

Sarah Price: I think it's good.

Kerry Leichtman: It's a fine looking building. [Moving on to Section 800, there were no issues raised.]

MOTION – Thomas Murphy/SECOND – Sarah Price: We approve the application of. Rockport Investment Group LLC, 195 Commercial Street, Rockport, ME 04856 to expand an existing commercial building by a 912 sq. ft. footprint, and expansion of its use as a professional office.

VOTE: Kerry Leichtman, Chairman Yes
John Alexander Yes

Terrie Mackenzie	Yes
Thomas Murphy	Yes
James Ostheimer	Yes
Sarah Price	Yes

The motion was passed 6-0-0.

3. MELISSA SPEAR DOVE, 20 Park Street, Rockport, ME 04856

Representation: Thomas P. Fowler

Landmark Corporation Surveyors & Engineers
 219 Meadow Street, Rockport, ME 04856
 Tel: 207-236-6757; Fax 207-470-7020

Property: Park Street – Map 35, Lot 71-1

Request: To discuss protocol and procedure for the proposed creation of Lot 5 in the Maple Grove Subdivision. Represented by Landmark, Inc. *(Continued from 3.21.12)*

Kerry Leichtman: There was some discussion about this last month.

Thomas P. Fowler: The applicant wants to create an 8.3-acre lot, which she has the opportunity to buy from the Maine Farmland Trust, in the Maple Grove Subdivision. The Camden Planning Board has declined to waive joint review, while the Rockport Planning Board did not. Consequently, the Camden Planning Board’s attorney drafted rules for review. We are asking you to endorse this because it is the client’s best opportunity for efficient review of the application.

We plan to come back to both Planning Boards in May with preliminary plans. The joint hearing will take place here in Rockport on May 9, preceded by a site walk. We hope to bring the final plan to both Boards at their June meetings.

Kerry Leichtman: There is no ordinance governing this discussion. Are there any questions for Tom?

MOTION – John Alexander/SECOND – Thomas Murphy: To authorize Kerry Leichtman, as Chairman of the Board, to sign the draft Memorandum of Agreement for Joint Review.

VOTE:

Kerry Leichtman, Chairman	Yes
John Alexander	Yes
Terrie Mackenzie	Yes
Thomas Murphy	Yes
James Ostheimer	Yes
Sarah Price	Yes

The motion was passed 6-0-0.

Thomas Murphy: I am very disappointed in the Camden Planning Board for not waiving something so simple.

Kerry Leichtman: I agree.

Thomas Fowler: Do you want to schedule a site walk?

Kerry Leichtman: I don't think we need one.

Thomas Fowler: The Camden Planning Board asked if you could look at it together as evidence and input on the project. If we don't do that, it could be a blip in the process. It would enable Camden to see where the lot is in relation to things in Camden.

[The Board agreed to a 5:30 P.M. site walk and 7:30 meeting on May 9, 2012.]

Kerry Leichtman: I want to say that we miss Nancy Ninnis and wish her a speedy recovery. I would also like to compliment Melody Sainio on doing an excellent job on the last minutes. [Other members concurred.]

Sarah Price: The minutes say I requested crosshatching stripes, not a crosswalk as written on the Pen Bay Ice Co. agenda item.

Kerry Leichtman: On Page 9 there is no record of the vote. It should be added to the record that we approved 6-0-0 Pen Bay Ice Co.

The meeting adjourned at 8:10 P.M.

Respectfully submitted,

Deborah E. Sealey
Acting Recording Secretary