

D-R-A-F-T
Town of Rockport Zoning Board of Appeals
Wednesday, January 22, 2014 – 7:00 P.M.
Rockport Opera House Downstairs Meeting Room

Board Present: Chair Mark Masterson, Alexandra (Sani) Fogel, David C. Gordon, and Emily Lusher

Board Absent: Stephen Bowen and John Osgood

Staff Present: Planner and Community Development Director Bill Najpauer, Videographer Tom Goodwin, and Recording Secretary Deborah Sealey

Chair Mark Masterson, declaring a quorum, called the meeting to order at 7:00 P.M. and reviewed the agenda. The Chair said he had determined the ZBA had jurisdiction over the application. He asked if any member had a conflict of interest with tonight's application and none did.

I. New Business

Application from Central Maine Power (represented by TRC Solutions Inc.) for a Special Exception pursuant to Section 703.3 of the Land Use Ordinance. The applicant proposes to expand and improve the Meadow Road Substation located near the corner of the intersection of Meadow Road and Route 17, Map 17 Lot 26 in Residential District #904.

CMP Project Manager Jason Weymouth and Mark Christopher of TRC Solutions represented the applicant. Mr. Christopher said the CMP Meadow Road Substation, located 250' from the road, included four transmission lines and a distribution circuit line. CMP proposed adding a second distribution circuit line that would allow division of the load coming into the town.

Earthwork and manipulation of the site would be required to accomplish this addition. First, the current substation control house would be removed and replaced by a completely up-to-date control house. In order to accomplish this a 150' X 100' expansion of the yard would be necessary. Mr. Christopher said the control house, which would generate no noise, would be 210' from the nearest neighbor's property line.

Secondly, the driveway would need to be widened slightly and a second entrance built to facilitate bringing in a mobile substation to be utilized during the construction phase. The expansion of the driveway might require a small amount of tree trimming.

Chair Masterson asked how much noise the transmission lines made. Mr. Christopher said they emitted a crackling sound in high humidity; however, he was not sure that was true of the distribution circuit. Mr. Weymouth said the current load would be split and would slowly increase over time. Mr. Masterson asked if CMP would soon require further expansion and Mr. Christopher replied that any further expansion would be a long way in the future.

David Gordon asked why the existing driveway needed to be wider since an additional entrance would be in place. Mr. Christopher said this would allow better access for switching components in the future. Mr. Weymouth added that the wider driveway would also allow a mobile substation to be brought in for emergencies.

Chair Masterson waived public comment since no public was in attendance.

Chair Masterson led a review of Subsection 703.3 and the applicant's responses to the items therein. Active construction was expected to begin in July and was projected to take four months. Work would take place between 6:30 A.M. and 6:30 P.M. The control house would be erected on a concrete slab and there would be no blasting.

Chair Masterson reviewed Section 800 (Performance Standards), referring to TRC Solution's written responses.

ACTION: Sani Fogel made a motion, seconded by David Gordon, to approve the application from Central Maine Power (represented by TRC Solutions Inc.) for a Special Exception pursuant to Section 703.3 of the Land Use Ordinance. The applicant proposes to expand and improve the Meadow Road Substation located near the corner of the intersection of Meadow Road and Route 17, Map 17 Lot 26 in Residential District #904.
Carried 4-0-0

II. Consideration of Minutes from the October 23, 2013 Meeting

ACTION: David Gordon made a motion, seconded by Emily Lusher, to approve the 10/23/13 meeting minutes as presented.
Carried 4-0-0

III. Other Business

Chair Masterson said the board still needed an additional member and any suggestions would be welcome.

He then asked the board if they would be willing to meet at 5:30 P.M. rather than 7:00 P.M. The members agreed to try this time change for the next meeting and see how it went.

IV. Adjournment

ACTION: Mark Masterson made a motion, seconded by David Gordon to adjourn at 7:35 P.M.
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary