

TOWN OF CAPE ELIZABETH
MINUTES OF THE PLANNING BOARD

October 18, 2016

7:00 p.m. Town Hall

Present: Peter Curry, Chair
Josef Chalot
Carol Anne Jordan

Henry Steinberg
Victoria Volent

Absent: Elaine Falender, Jonathan Sahrbeck.

Also present was Maureen O'Meara, Town Planner.

Mr. Curry opened the meeting and called for the approval of the minutes of the October 4, 2016 meeting. The minutes were approved 5-0 without a change.

OLD BUSINESS

Recycling Center Upgrade Site Plan - The Town of Cape Elizabeth is requesting Site Plan Review of the Recycling Center located on Dennison Drive, Sec. 19-9, Site Plan Public Hearing.

Robert Malley, Director of Public Works, said they have been working with Woodard and Curran. Megan McDevitt will provide a brief overview of the project.

Ms. McDevitt said she would offer an overview. She showed a plan of the existing facility and indicated the buildings that will stay on the site. She showed how the traffic flows now, and later she showed how it will flow after the modifications to the site. They will have stationary compactors and there will be four lanes to access them. A fifth lane will be used to bypass those compactors and access the other areas. They propose a handrail where the bulky waste will be collected. They are also planning improvements to the parking at the swap shop, bottle shed and donation boxes.

Ms. McDevitt showed a plan of the underdrain soil filter for the site.

She showed a picture of a stationary compactor.

She said they have made few changes since the last meeting. Some No Parking signs have been added, and they have staggered the ends of the lanes to allow traffic to flow more smoothly. They have made some modifications to the stormwater management area. They have made some changes to notes from the recommendations of the Town Engineer, and will address all the issues he raised in his latest letter.

Ms. Volent wanted confirmation that you can still drop off wood, leaf waste and oil.

Ms. McDevitt said all those functions will remain.

Mr. Curry asked about the concrete pad.

Ms. McDevitt said it will remain and be used for a temporary site for a dumpster.

Mr. Steinberg was concerned about the parking at the swap shop. He is concerned about the safety of that lot and would prefer angled parking for better visibility.

Ms. McDevitt said they have space considerations, but will look into his concerns.

Mr. Curry opened the public hearing.

Peter Frye of 28 Southwell Road is the Chair of the Recycle Committee. He came to lend his support to the project. He said on behalf of the Committee he supports the project.

No one else wanted to speak, so Mr. Curry closed the public hearing.

The Board was united in praising the effort put forth on behalf of this project.

Mr. Steinberg made the following motion:

Findings of Fact

1. The Town of Cape Elizabeth is requesting site plan review of an upgrade to the Recycling Center located on Dennison Drive, which requires review under Sec. 19-9, Site Plan Regulations.
2. The plan for the development reflects the natural capabilities of the site to support development.
3. Access to the development will be on roads with adequate capacity to support the traffic generated by the development. Access into and within the site will be safe. Parking will be provided in accordance with Sec. 19-7-8, Off-Street Parking.
4. The plan does provide for pedestrian safety within the development.

5. The plan does provide for adequate collection and discharge of stormwater.
6. The development will not cause soil erosion, based on the erosion plan submitted.
7. The development will be provided with an adequate quantity and quality of potable water.
8. The development will provide for adequate sewage disposal.
9. The development has access to utilities.
10. The development will not locate, store or discharge materials harmful to surface or ground waters.
11. The development will provide for adequate disposal of solid wastes.
12. The development will not adversely affect the water quality or shoreline of any adjacent water body.
13. The applicant has demonstrated adequate technical and financial capability to complete the project.
14. The development will provide for adequate exterior lighting without excessive illumination.
15. The development has a vegetative buffer throughout and around the site and screening as needed.
16. The development will not substantially increase noise levels and cause human discomfort.
17. Storage of exterior materials on the site will not be visible beyond the boundary of the property.
18. The application substantially complies with Sec. 19-9, Site Plan Regulations.

THEREFORE BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of The Town of Cape Elizabeth for site plan review of an upgrade to the Recycling Center located on Dennison Drive, be approved, subject to the following condition:

1. That the plans be revised to address the comments in the Town Engineer's letter dated 10-12-2016;
2. That there be no alteration of the site until required permits from the Department of Environmental Protection (DEP) be issued and the plans revised to address the above condition and submitted to the Town Planner.

Mr. Chalot seconded the motion and it was approved, 5-0.

OTHER BUSINESS

Comprehensive Plan Committee recommendation - The Planning Board recommends that Victoria Volent be the Planning Board representative on the Comprehensive Plan Committee authorized by the Town Council at the September 12, 2016 meeting.

The Board unanimously approved the recommendation of Ms. Volent as the representative to the Comprehensive Plan Committee.

Mr. Curry opened the public comment period. No one came forth so the comment period was closed.

The Board voted 5-0 to adjourn at 7:25 pm.

Respectfully submitted,

Hiromi Dolliver
Minutes Secretary