

**TOWN OF CAPE ELIZABETH
MINUTES OF THE
SPECIAL PLANNING BOARD MEETING**

November 5, 2019

7:00 p.m.

Town Hall

Present:	Josef Chalot, Chair	Carol Anne Jordan
	Peter Curry	Andrew Gilbert
	James Huebener	Jonathan Sahrbeck

Also present was Maureen O'Meara, Town Planner.

Mr. Chalot called the special meeting to order at 7:00 p.m. in the Jordan Conference Room.

Middle School Generator Site Plan Amendment - The Town of Cape Elizabeth is requesting an amendment to the School campus site plan to add a generator to the west side service entrance of the Cape Elizabeth Middle School located at Scott Dyer Rd, Sec. 19-9, Site Plan Amendment.

Town Manager Matthew Sturgis presented the site plan amendment application to add an emergency generator to the Middle School. In the last power outage, food was lost, as well as town hall operations as the computer system servers are housed in the middle school. This generator will allow operations to continue during a power outage and it will be installed as soon as approval is granted. This is a high priority and he thanked the Planning Board for holding a special meeting.

Mr. Chalot opened the public comment period. No one wished to speak and the public comment period was closed.

Mr. Sahrbeck asked if this generator installation would be similar to the high school. Mr. Sturgis confirmed that it is the same type.

Mr. Curry asked about a weekly test cycle. Perry Schwarz, Facilities Manager, confirmed it will be tested weekly and the time can be adjusted.

Ms. Jordan made the following motion, seconded by Mr. Sahrbeck.

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of the Town of Cape Elizabeth for a site plan amendment to install an emergency generator at the Middle School located at 12 Scott Dyer Rd be deemed complete.

The motion passed 6-0.

The Planning Board agreed by consensus that no site visit was needed. There was no one who wanted to offer public comment on the site plan amendment.

Mr. Sahrbeck asked about noise levels and noted the decibel level information submitted. Mr. Sturgis explained his calculation based on the closest property line located about 360' from the generator and he reviewed the Inn by the Sea approval. Based on two calculations, the decibel level is estimated at 55 decibels at the property line. Adding in a decrease of 6-10 decibels for the proposed fence, the generator should meet the standard. It will be measured after installation and additional measures will be taken, such as additional sound dampening inside the fence, if it exceeds 45 decibels.

Mr. Sahrbeck noted that he lives nearby and does not hear the high school generator. Mr. Schwarz added that the high school generator is 300 KW and the proposed generator is 400KW, but the specifications show it is quieter than the smaller generator.

Mr. Curry clarified that the test cycle is not under load, which would be the case with a power outage. During a power outage, he has observed that the ambient noise level from multiple generators is loud.

Mr. Sturgis confirmed that all the noise level estimates are based on peak load. He noted there is already a generator approved at the library and the town has a generator at the town hall.

Mr. Chalot noted a Town Engineer comment to use gravel adjacent to the pad rather than grass. Mr. Schwarz agreed that was better.

Mr. Sahrbeck made the following motion, seconded by Ms. Jordan:

Findings of Fact

1. The Town of Cape Elizabeth is requesting a site plan amendment to install an emergency generator at the Cape Elizabeth Middle School located at 12 Scott Dyer Rd which requires review under Sec. 19-9, Site Plan Regulations.
2. The School campus site plan has been previously approved by the Cape Elizabeth Planning Board to be in compliance with the Site Plan

Regulations, and the findings and decisions of those approvals which are not altered by the proposed amendments remain in effect.

3. The plan for the development reflects the natural capabilities of the site to support development.
4. The plan does provide for adequate collection and discharge of stormwater.
5. The development will not cause soil erosion, based on the erosion plan submitted.
6. The development will be provided with access to utilities.
7. The applicant has demonstrated adequate technical and financial capability to complete the project.
8. The development will provide screening as needed.
9. The development will not substantially increase noise levels and cause human discomfort.
10. 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 a site plan amendment to install an emergency generator at the Middle School located at 12 Scott Dyer Rd be approved, subject to the following condition:

1. That the applicant submit information demonstrating that noise from the generator will not exceed 45 decibels at the nearest property line.

A second condition was added:

2. That the plans be revised to address the comments of the Town Engineer, in his letter dated November 4, 2019.

The motion was approved by a vote of 6-0.

The special meeting adjourned at 7:13 p.m.

