

Town of West Bath
Planning Board Meeting Minutes
July 7, 2020

Planning Board: Darlene Estabrook, Chair-present
Gerry Mitchell, Vice Chair-present
Jim Williams-present
Jeremie Whorff-present
Keith Perry-present
Scott Andresen, Alternate-absent
Jay Paris, Alternate-absent

Town staff present: Jonathan Beane, CEO/Fire Chief, Julia House, Treasurer and Suzanne Andresen, Selectman.

Public Present: Richard and Rebecca Gilmore, Stephen and Tracy Renaud, Nicholas Renaud, Charlie Wallace, Sam Blatchford, Al Hodsdon, Arthur Gilspin, Andrew and Melissa Whittaker, Richard Farnham and Merrilee Wilson.

A meeting of the West Bath Planning Board was held on **Tuesday July 07, 2020 at 6:30 pm** following a Public Hearing at the West Bath Fire Dept, 192 State Road, West Bath, Maine.

- I. Call to Order 6:20 p.m,
- II. Amendments to the Agenda - none
- III. Applicants
 - 1. Richard and Rebecca Gilmore
New Business
59 State Rd
U10-005

Mr. Gilmore is a self-employed lobsterman who would like to sell lobsters out of their garage. Their lot is in the Business and Commercial Zone. They have a circular drive with plenty of parking. The onsite tank is filled with recirculating salt water. The operation produces minimal waste therefore there is not a need for a dumpster. There is no State license required, beyond Mr. Gilmore's commercial lobstering license. Motion by Jim Williams to approve the application as presented, seconded by Gerry Mitchell. Application approved by unanimous vote.

American Steel is the next applicant on the agenda Chair Estabrook asked if they would mind letting applicants Stephen and Nicholas Renaud to go before them since their application reviews will be brief. American Steel agreed.

- 2. Stephen Renaud
Subdivision amendment
Harmony Haven Subdivision
U11-22B

Mr. Renaud attended the June 2, 2020 Planning Board meeting and he received preliminary subdivision approval is now looking for the Final subdivision approval. Mr. Renaud presented the completed application with the subdivision's DEP storm water permit amendment and a revised covenant

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document that includes the new lots. Motion by Gerry Mitchell to approval the final subdivision amendment, seconded by Keith Perry. Application approved by unanimous vote. The Board members signed the plan copies provided by Mr. Renaud.

- 3. Nicholas Renaud
Subdivision Amendment
Harmony Haven Subdivision
R02-16-M-1 & 16-M-2

Nicholas Renaud owns two adjoining lots and would like to know if he can move the property line and what he will need to do. He presented a sketch showing approximate new line and lot acreages. Chair Estabrook explained to Mr. Renaud this can be done but a new subdivision map will be needed. Since only a line is being moved and no new lots are being created procedures for final subdivision amendment can be followed instead of starting at the preliminary subdivision application process.

- 4. American Steel
Site Plan Application
New Meadows Rd
U05-19

Sam Blatchford and Arthur Gilspin from American Steel, Al Hodsdon from AL Hodsdon Assoc., and Charlie Wallace from Resource Systems Engineering, were present to present the final site plan application. American Steel has not received the DEP storm water permit approval, yet the application is under review. The applicant said that outside lighting will not be directed toward the neighbors, but a lighting plan was not provided. The noise level should be minimal, trucks arriving at night will be staged on the back side of the building towards the highway. The final plan will show a designated area for the staged trucks. The rail cars will be inside the building where they will be loading and unloading. The rail cars will be unloaded during daytime work hours. American Steel cannot say they do not deliver at night. American Steel typically has about 60 rail cars delivered per year, about 2 to 3 per month. The Planning Board went down through the check list of required items for a site plan application from the Land Use Ordinance, many items were missing.

Motion by Gerry Mitchell to approve the application with condition that the missing items are provided before start of construction, seconded by Keith Perry.

Application approved with the condition that the missing items are provided before start of construction.

The following items are missing from the Final Site Plan submission, reference shown:

LAND USE ORDINANCE

ARTICLE III. Section C.9: Building design showing building height

DEVELOPMENT REVIEW ORDINANCE

ARTICLE XII

Section 13.1.E.1.c and d: Survey Plan map showing lot numbers and abutting landowners. Applicant says Town has it but it is not present at meeting

Section 13.1.E.1.e: Location utility lines and easements

Section 13.1.E.1.g: Subsurface sewer evaluation and design

Section 13.1.E.1.l: Sight lighting design

Section 13.1.E.1.o: Existing utility location and proposed utility design

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Section 13.1.E.2.h: Fire Chief letter

ARTICLE XIII

Section 14.8: Parking and Entrance Design

Vehicles will be parked on the premise only, not on New Meadows Road.

Section 14.7: Approvals from MDOT, MDEP, SFMO, State Fire Marshalls Office

ARTICLE XI

Section 11.2.L: MDOT road entrance approval provided when complete

Section 11.4: MDEP stormwater approval provided when complete to include new plans if required.

IV. Other Business

1. Next meeting date August 11, 2020 at 6:00 p.m.
2. Approval of June 2, 2020 minutes. Jim Williams motioned to approve minutes as written, seconded by Keith Perry. Minutes approved unanimously.

V. Public comment-none

VI. Adjournment

Motion to adjourn by Gerry Mitchell, seconded by Jeremie Whorff. Meeting adjourned at 9:25 pm.

Respectfully submitted

Julia House