

Minutes
Planning Board
June 30, 2015

Members Present: Neil Schuster, Chairperson; Rene Ittenbach, Donna Bailey, Peter Scontras. Bob Hamblen, City Planner. Absent: Don Girouard, Marty Devlin.

5:00 p.m.
Site Walk

The Board visited the site of the proposed 91 lot West Side Village subdivision off Jenkins Road. Applicant is Pinehurst Development, LLC. Tax Map 89, Lot 35 and Tax Map 90, Lots 24-2, 21 and 23. Zoned R-1d.

7:00 p.m.
City Hall Conference Room
Regular Meeting

1. Minutes of June 16, 2015 – will be moved to next agenda.
2. Public Hearing: review of a proposed amendment to the site plan for a research and manufacturing facility at 23 Mill Brook Road. Applicant is Joan Gordon, President, Maine Molecular Quality Controls, Inc. Tax Map 45, Lot 19-3-8. Zoned I-3.

Hamblen: The Planning Board approved the plan for the Mill Brook business park on Nov. 16, 2004. That plan included a 30 foot wide utility and access easement, centered on the lot line separating lots 7 and 8. A 12 inch water main was installed within the easement, which also affords the opportunity to connect the park to the natural gas main that runs by just to the east of the park. It's this easement, also, that guarantees access from Mill Brook Road to the Eastern Trail, and includes ten parking spaces for trail users.

The current proposal would have the easement replaced by a 70 foot wide strip of land owned by the City. Concerns about full access, particularly by snow plows, have been raised, and going from easement to a fully owned strip of land allows a few issues to be addressed:

- The Maine Molecular site plan showed, accurately, the Eastern Trail parking spaces partly outside the easement and on Lot 8 property. By widening from 30 feet to 70, the spaces will be entirely within the 70 feet of City-owned property.
- CMP has requested a 50 foot wide corridor within which to operate for installation of poles and wire. This would satisfy that request.
- The Department of Public Works believes that with the existing parking spaces provided for Eastern Trail users, the ability to turn a plow truck around is acceptable. By retaining ownership of the way rather than just enjoying an easement over land owned by lots 7 and 8, the City will assume responsibility and liability for activities within the expanded 70 foot wide way.

Beyond the existing metal gate, the strip of City-owned land will decrease to 50 feet in width, and the travel surface turns to gravel. A 50' x 100' easement for eventual (possible) location of a natural gas substation shown on the 2004 plan would be retained, its location nudged just to the north of the City's strip of land.

Schuster: do you have anything to add? (to Mark Johnson, SMRT, on behalf of the applicant). **Johnson:** we hope the Board agrees with the proposed amendment, and appreciate the efforts by the City and its consultants.

Bailey: I move to open the public hearing, seconded by Scontras, and so voted, 4-0. No comments.
Bailey: I move to close the public hearing, seconded by Scontras, and so voted, 4-0.

Ittenbach: I move to approve the proposed amendment to the Mill Brook Business Park subdivision plan as submitted by the City of Saco, based on the accompanying Findings of Fact dated June 30, 2015, seconded by Bailey, and so voted, 4-0.

3. Public Hearing: review of a proposed amendment to the Mill Brook Business Park. Applicant is City of Saco. Tax Map 45, Lots 19-3-6, 19-3-7, and 19-3-8. Zoned I-3.

Hamblen: The Planning Board granted approval for the Maine Molecular site plan on April 15: a 15,925 s.f. building that would house a light industrial use at 23 Mill Brook Road. The building would include production/manufacturing, office and lab space initially for about 15 employees on a 13.12 acre lot in the Mill Brook Business Park.

The applicant upon closer inspection of the plan became aware that the proposed driveway into the site would come off what is shown on the Mill Brook subdivision plan as a 30 foot wide easement, centered on the lot line that separates Lot 8 (applicant) from Lot 7. The concern arose as to potential liability issues – Eastern Trail users, for instance, encountering problems on Lot 8 property, or the paved way within the easement perhaps seeing less attention from the snow plow than is given to Mill Brook Road.

Staff and applicant have worked together to address these concerns, resulting in the amended Mill Brook business park subdivision plan, and also an amendment to the approved Maine Molecular plan: realignment of the northeasterly property line, and a slightly smaller lot area due to this change. The primary issues include:

- The 30 foot wide easement would be removed and be replaced with a 70 foot wide strip of land that will remain in City ownership.
- There is a 24 foot wide paved way within the existing easement; this will remain as is. The paved way leads to 10 parking spaces provided for Eastern Trail users. Immediately beyond the spaces is a metal gate. At this point the City-owned strip of land would decrease to 50 feet in width, and end at the property line shared with the Maine Water Co. The existing graveled way would remain as is.
- The parking spaces would be wholly contained within the 70 foot wide strip, and no longer be partially on the Maine Molecular lot.

Schuster: questions from the Board? Ittenbach: I move to open the public hearing, seconded by Bailey, and so voted, 4-0. No comments. Ittenbach: I move to close the public hearing, seconded by Bailey, and so voted, 4-0.

Bailey: I move that the Board grant approval under the provisions of the Saco Zoning Ordinance, Article 11, Site Plan Review, for the proposed amendment to the site plan for applicant Maine Molecular Quality Controls, Inc., with the Conditions of Approval dated April 14, 2015 to remain in effect, and based on the Findings of Fact dated June 26, 2015, seconded by Ittenbach, and so voted, 4-0.

Meeting adjourned at 7:10 p.m.

Respectfully submitted by,

Bob Hamblen
City Planner