

Town of Bridgton

Minutes

Planning Board

June 24, 2014

Courtroom in Municipal Office

3 Chase Street

Members in Attendance: Chairman Steve Collins; Vice-Chair Fred Packard; Brian Thomas; Dee Miller; Alternate member (voting) Phyllis Roth

Staff in Attendance: Code Enforcement Officer; Fire Chief Glen Garland; Director of Planning, Economic & Community Development Anne Krieg, AICP

The Chair opened the meeting at 7:00 PM with a group Pledge of Allegiance.

The Chair reviewed the proceedings following the ballot vote of June 2014 Town Meeting in regards to Planning Board candidates. He enumerated the process for the recount of votes for write-in candidates which resulted in Phyllis Roth as the new alternate on the Planning Board, as well as Brian Thomas returning to his position as Planning Board member.

The Board welcomed Roth to the Board and she was appointed as a voting member, due to the excused absences of both Mike Figoli and alternate member Adam Grant.

The Chair opened nominations for Chair of the Board. ***Packard nominated Collins. Miller moved with a second from Roth to close nominations. All were in favor of this motion. A vote was taken on the nomination and the motion passed 4:0:1 (Collins abstention.)***

The Chair opened nomination for Vice Chair. ***Thomas nominated Packard. Miller moved with a second from Roth to close nominations. All were in favor of this motion. A vote was taken on the nomination and the motion passed 4:0:1 (Packard abstention.)***

It was noted the agenda should read June 24, 2014 and not July 24, 2014. This has no effect on public notification.

Thomas moved, with a second from Packard, to close the meeting at 10:00 PM. The motion passed unanimously.

Minutes

Planning Board

Meeting dated: June 24, 2014

Miller moved to close or continue the public hearing at 9:00 PM, with an extension to 9:15 PM by a vote from the Board. Thomas seconded the motion and all were in favor.

The Chair opened the public hearing for Dead River Company at 7:08 PM. The project location is 161 Portland Road (Assessors Map 9, Lot 61.) The application proposes the removal of unused structures and to install 30,000 gallon liquid propane tank. The applicant is represented by Patrick Coughlin of St Germain Collins in Westbrook, Maine.

Coughlin thanked the Board and staff for their review thus far. He presented a mock-up/photo simulation of the proposed tanks. He reviewed his meetings with Chief Garland and with David Hicks from Bridgton Healthcare Center, located at 186 Portland Road in Bridgton.

Coughlin reviewed particulars about the storage of propane, as well as fire suppression needs. He noted the fire suppression would extend time for evacuation of the area. A security camera would be placed at the site with direct feed to dispatchers at Cumberland County. He also reviewed the current market conditions as to higher demands for propane; noting that a larger storage capability allows for more efficient transportation.

In response to concerns raised by the Healthcare Center, Coughlin reviewed the accident in Iowa whereby a propane tank exploded and fire crew members were killed. He offered as a response to place a guardrail and 6' chain link fence around the tank, as well participate in training for fire department staff.

Coughlin also indicated there is oversight in the placement of tanks, notably by the Maine Fuel Board. Other codes apply as well.

The Chair recognized Alan Perry, Esq. of Norway, Maine, representing the interests of Bridgton Health Care. Perry requested the Board review a fire safety analysis, as prepared by the applicant (not received, pending.) He noted the facility is 120' away from the property and 45 of their patients are wheelchair bound. He added Portland Road is their only evacuation route. His concerns related to evacuation with concerns including explosions, response to incidents shutting down electricity in the area and that evacuation could take several hours and would be impeded by shutting down Portland Road in an incident.

Minutes

Planning Board

Meeting dated: June 24, 2014

The Chair recognized Fire Chief Glen Garland. Garland reviewed his meetings with both Hicks and Coughlin on the application. He explained the response to an emergency to the Board, including the use of water to disperse fumes as well as to cool tanks in the event of a fire. He reviewed current hydrant locations (same side of street as applicant property) and noted the 12" main was not scheduled for repair. He noted the evacuation of the Bridgton Health Care facility will be hampered by access, given Portland Road is their only access. He discussed wind factors and training needs.

Coughlin reviewed the Fire Safety Analysis. It is a template of information that includes: what is being stored; what kind of tank; trucks for deliveries to and from the facility; fire apparatus available to supply water & assistance; training of local fire department; mutual aid agreements; installation and age of tanks on the property and other general specification of the site. It was noted that an evacuation plan is not part of a Fire Safety Analysis.

Leak detection was discussed as were meters.

Coughlin showed a photo of a hose system on a smart phone to the Board members and staff.

Water flow rates and delivery truck needs were both discussed. The inspection schedule was reviewed.

Miller discussed the adequacy of the guardrails. Site details were discussed, including gravel at the base of the tank and a required zone of no combustibles around a tank.

Perry questioned why no other locations were evaluated by the applicant. He added concerns with the traffic risks due to multiple deliveries.

Coughlin responded to note the deliveries to the site will decrease and the existing facility has greater risks than a re-development would render.

The Board discussed evacuation concerns, adding the entire area would also need to be evacuated.

Hicks added points to evacuation concerns including: route limitations, vehicle transport of materials; and generator power limitations if power goes out due to an incident. He reiterated concerns that alternative locations were not evaluated.

Minutes
Planning Board
Meeting dated: June 24, 2014

Coughlin added that Route 302 allows transport of hazardous materials presently.

The Chair asked the applicant if Augusta's hospital, which was noted to also have a tank of this proposed size, had an evacuation plan. It was responded that the hospital facility can isolate flammables and can evacuate in place due to modern air handling capabilities.

Packard discussed fencing to McIver's property to discourage entry and prevent intrusion between the two properties. The applicant indicated they would investigate placing a fence in the noted location.

Justin McIver, an abutting property owner expressed concern that apartment dwellings were 50' to 100' away and felt strongly this location was not appropriate for this use. He added a concern that upkeep of existing tanks may be an issue.

John Pelletier of Dead Rover Company responded that the proposed project is an upgrade to the tanks on-site, noting that standards for tanks have changed.

The Chair performed an agenda review.

Follow-up for the applicant includes confirming adequate water supply (flow test,) response to concerns regarding evacuation of the nursing home, and fencing material to the property line shared with McIver.

Miller moved, with a second from Thomas, to continue the public hearing to July 15, 2014. The motion passed unanimously.

The Board took a break at 8:45 PM and reconvened the meeting at 8:55 PM.

The Board opened **New Business** by giving the floor to George Sawyer of Sawyer Engineering and Surveying, representing the interests of Christian and Lynn Olsen. The application is for a subdivision entitled **Beaverwood Creek Estates** located on Beaver Pond, off Hio Ridge Road (Assessors Map 13, Lot 60A.) The proposal is to create 6 lots, with the intention of a second phase of subdivision of the parent lot.

Sawyer presented the plan.

Packard moved, with a second from Thomas, to find the application substantially complete. All were in favor of the motion.

Tom McCarthy, an abutter to the project proposal, presented his concerns. He questioned the survey, noting structures were missing. He also expressed concerns regarding the shoreland zoning, dock placement and possible overuse,) soil adequacy and appropriateness for development, adjoining development effects, effects on Beaver Pond, appropriate (as to shoreland regulations) access to the pond and effects on the peninsula (on the subject property.)

Garland expressed appreciation for the use of fire suppression as part of the development. He also responded to a question regarding fire access to note that there is adequate area for fire apparatus to enter and exit the development.

Other concerns related to the designation of Beaver Pond as a high risk pond. The response to this designation was noted that phosphorous mitigation is part of the development.

The Chair asked about language in the covenants that noted no further subdivision would be allowed and if this would affect Phase II of the project. The attorney for the applicant, Friedman, noted he would clarify this language further to prevent confusion in the future. The use of existing paths should also be clarified in the covenants, in response to concerns raised by McCarthy.

Sawyer reviewed the requested waivers with the Board.

Thomas moved, with a second from Packard, to ~~continue the~~ hold a public hearing until July 15th, 2014. The motion passed unanimously.

The meeting adjourned by a motion made by Packard, seconded by Thomas, and passed by all at 9:45 PM.

Minutes respectfully prepared by Anne Krieg, AICP, Bridgton Planning, Economic and Community Development Director for Committee review at their meeting July 1, 2014.