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**Town of Pownal
Planning Board Minutes & Public Hearing
Wednesday, July 17, 2024
Meeting Minutes**

Members Present: Jon Morris, Selectboard moderator, Todd Mellin, Marcia Bowen, Orion Breen, Brian Stornelli, Bill Schmidt, Mercedes Pour-Previti, Thomas Ursia, Town Planner, Ginny Giddinge, CEO, and Recording Secretary, Alison Purinton

Members Absent: None

Guests: Tom Estabrook, Jenna Gilbert- Sevee & Mahar Engineers, Amanda Lessard- RRCT, Heidi & Al Curry, Andrew Treworgy, Diane Epstein, Christopher Silsbee, Jesse Peters- Fire Chief, Steve Gruverman, Adrienne Fine, Mike Rogers, Eric Romdam

Call to Order: Jon Morris calls the meeting to order at **6:02pm**.

Public Hearing: Jon Morris introduces himself and informs the public that he is a Selectboard Member and will be facilitating the public hearing this evening. "I have no vote in the meeting however if you have a comment, please direct them to me as you would a moderator."

Applicant: Adrienne with Terradyn Consultants. Thanks, board members for being at the site walk earlier. The 7 walk-in sites remain. The educational sign locations are shown on the plan. Site location and development materials have been submitted. A well has been drilled, we had an excellent yield. Well has been capped and it is in great shape. We received our DOT entrance permit. They have been provided to Tom the updates as they occur. That does it for our updates.

Public Comments:

Rosemary Whitney at 532 Elmwood Road and gives a history of herself. She has sent a letter to the planning board. I would like to say I feel that the density is a question. This is an excellent plan, and it is well thought out. I am concerned that it is an expansion of a non-conforming use. I would love to see the bigger sites removed and added in the future if needed. The impact on our existing roadways is also a concern.

Jon- Is there any member of the public that would like to comment on this plan.

Steve Gruverman- 847 Elmwood Road. I share Rosemary's view.

Will Johnston- 702 Hodson Road. I also sent a letter and I think it made its way. Seeing Rosemary's correspondent we have come to the same conclusion. We are happy with the direction it went to get out of the Knights Woods route and move it over to the existing campground. We are happy about the consultant putting a lot of resources into the landscaping and the existing environments. A lot of good things have been done. I am disappointed that the comments that have been mentioned about downsizing a bit have not been quite so appetizing. I don't think it's a place to encourage them. Please look at some of the comments that you have received.

Mrs. Epstein- I agree with the speakers. The day use park has needs and some funds should be used for those. I do support the smaller campers

Kate Day-143 Poland Range Road. I am also on the Selectboard. I agree with these prior comments and I hope the Planning Board will consider whether the applicant is aware of what the town residents are about accommodate for what we believe is a bit too much of an expansion. This campground would be better suited for more walk-in sites and smaller campers.

Jon- Hearing no other comments we will close the public hearing for comments. Tom are there are any other communications that the Planning Board need to be aware of.

Tom- You have received the two communications, and the board has them in hand.

Jon- This is an opportunity for the board to ask any clarifying questions.

Marcia- I received two other pieces of information. One from Fish and Wildlife and the other from Preservation that were not in your email for the site permit. Those letters indicated there is no wildlife or

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historic properties on the site. I have received and forwarded the storm water management report. Application seems to be complete. I have received the initial approval for the Maine Drinking Water Program for the well water.

Jon- Has everyone on the board had access to that information. Members of the Board acknowledge this.

Todd- As you have heard there are some people here that are concerned about the size. There are 53 proposed sites. Is that accurate.

Chris- That is accurate. Today we have 3 walk to sites. We had a company come in and try out a glamping experience. We are no longer doing business with them. The new proposal goes up to 7 walk to sites.

Todd- Many folks seem to be concerned about how large the expansion is. Having walked the site and seeing how well the sites are buffered from each other I have a better grasp. Why expand from 39.

Chris- During the peak season we are most nights full to capacity. During the weekend we are turning people away.

Todd- Of the 53 sites total there seems to be a concern about the larger RV's. What is the number that larger RV's would be allowed.

Chris- With this plan we have 7 walk- in sites and 3 host sites. Those are for people that work at the campground. There will be 7 small sites for your small campers, 8 medium sites for a 25ft trailer, 14 large sites for a 30 ft trailer, 7 extra large sites for a 35- foot camper, 7 sites for anything higher than that. All sites will be available for tents as some campers like extra room. Larger sites are in the center and smaller sites are around the campground.

Todd- My concern is some people staying for 3 months and not moving on. What is the plan to keep these people moving?

Chris- We have a summer camping season that runs from May 1st thru October 15. Winter camping is December 15 thru March 15th. That is primitive camping only. During the summer no one can stay more than 14 days. Things are flagged so they can't hop among sites either.

Todd- Are you still going to have vault bathrooms? Can you describe what that is and how it works.

Chris- We have an out- house that sits on a concrete pad. Those get pumped out once or twice a year depending on use.

Brian- On the expansion piece if you were to eliminate those top 6 sites would you also be able to eliminate that road as well. Do the sites below need to be pulled through?

Chris- It would change the plan a bit. It would also provide a complicated access to the tent sites.

Mike- We are only increasing the number by 10.

Mercedes- As we were walking through it was obvious there is very little vegetation left. The buffers between these sites are generous and wooded. It is so beaten down right now how do you go about revegetating that area. How long does that take and how do you keep people out of that area?

Mike- There is a revegetation plan in your packets and explains the process.

Mercedes-We walked by a big trailer with a truck. How big is that site?

Chris- That was a large site.

Marcia-The Maine Drinking Water Program recommends a pump test be done. Are you planning on going ahead with that? Is that testing for water quality.

Aдриene- That will be done once the pump is installed. It will happen later as they have some very specific testing that will need to be done.

Marcia- The Planning Board has no authority for the number of sites. If you take out that extra road that would save some money but also reduce the income coming in. Are any of those factors?

Gary- As far as the revenue. We have had a bigger campground and due to the public forum and we reduced that to get to this size. The money generated does go back to support State Parks. It provides recreational opportunities for the residents of Maine and its visitors. We are providing a service. Pricing structure is set for the people of Maine.

Jon- Are there any other questions for the Planning Board. Hearing none I will open it up for deliberation.

Tom- The 1st Board of Appeals meeting was an administrative appeal. The 2nd was a misc. appeal. The outcome was a vote to allow an expansion of a non-conforming use in this area. The vote was 4-0 with no

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stipulations. It needed to go through that process in order to get to your table. You are looking at a site plan review perspective.

Todd- I feel from a planning board perspective it meets the requirements. I feel the applicant has tried its best to listen to the town and our concerns. Brian agrees.

Mercedes- After the site walk and seeing the plan it does need to have the revegetation. I hate to lose the trails, but it is necessary. Vehicle access is something I am concerned about. I hope the signs will help soften that.

Marcia- The buffering and improvements to the site will be positive. I am hoping we can ask DOT for a road speed survey.

Orion- I appreciate the public comment and I encourage you to continue to be engaged.

Bill- Initially I was skeptical, after the site walk, I am happy with the spacing in between the sites, and ability for all sites to be used by tents if needed.

Jon- I will close the public hearing.

Call to order the regular Planning Board meeting.

Jon- To start we will entertain the Secretary's report.

Marcia- I have circulated the meeting minutes.

Jon- Has everyone received the minutes. I will accept by voice. All accepted.

Old Business:

Site Plan Review, Bradbury Mountain State Park campground expansion.

Jon- The site plan review Bradbury State Park expansion by Terradyn Consultants and the State of Maine. In order to have a discussion there must be a motion on the table. I will entertain a motion by any member.

Todd- I move that we vote to approve the site plan with conditions I would like to discuss. Mercedes seconded.

Jon- Is there any further discussion. Has everyone received the attachment from Tom labeled " Site Plan approval conditions".

Todd- I will go thru the conditions most of it is regulation type stuff. I am concerned about is the written copy of the rules and regulations that contain the maximum number night stay and how the park prevents that. We will go through them one at a time.

Tom- The State current policy and protocols as the Park Ranger that the certain management guidelines states the 14 day maximum stay. It has been brought up several times and it is important to have that documentation.

Mercedes- Is that not publicly available. I read that as I was reading the fee structure.

Tom- Some of it is. I want to air on the side of caution as policy's change. It is good to have that in the file as it has been discussed.

Gary- Can I comment on that?

Jon- Not at this time.

Tom- That is written policies and protocol from the State. We are not asking to change it. We are asking what the existing policies are.

Mercedes- I don't want to duplicate things that are already publicly available.

Todd- What if those things change.

Tom- This has been a clarifying point that has been brought up by the Selectboard and others. Mr. facilitator I am going to ask Mr. Best if this is across the board for all State Parks.

Gary- It is. That is one of our rules that goes to the rule making process within the legislature. I went onto the website and printed off Rule number 13. I can give you the paper copy and provide a link for you. It must go through the legislature to make a change.

Todd- There are some people with trailers that have porches on them. I think that would fall into our purview. More of a change of use if people were to stay there for more than 14 days.

Mercedes- The rule as existing now doesn't allow that. It is part of the state rulemaking. If we do something in one instance, we need to be prepared to do it in another.

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Todd- The Park ranger or Southern Maine Regional Park Manager shall give a report to the Select Board within three months after the completion of the campground buildout as shown on the approved site plan.

Jon- Any discussion. No discussion, next condition.

Todd- A copy of the findings and conditions of approval from the MDEP (Maine Department of Environmental Protection) on the Site Location on Development Permit application on the campground expansion shall be submitted to the Pownal Town Planner and the Pownal Planning Board.

Jon- Any discussion. No discussion, next condition.

Todd- A copy of the final findings and any conditions of approval from the MDWP (Maine Drinking Water Program) shall be submitted to the Pownal Planning Board and Pownal Town Planner.

Jon- Any discussion. No discussion, next condition.

Todd- A copy of the final findings and any conditions of approval from MDECH (Maine Division of the Environmental & Community Health) shall be submitted to the Pownal Planning Board and the Pownal Town Planner.

Jon- Any discussion. No discussion, next condition.

Todd- The Maine Bureau of Parks and Lands in collaboration with the MDOT shall install permanent Radar Speed Feedback signs on either side of the entrances of the Bradbury Mountain state Park. These signs must have a direct connection to a permanent and reliable power source. The location of the two (2) Radar Speed feedback signs shall be mutually agreed upon by MDOT and MBPL. Signs shall be installed before December 18, 2024 and upon completion, as built plans with locational coordinates shall be delivered to the Pownal Select Board, the Pownal Planning Board and the Pownal Town Planner.

Orion- These conditions seem reasonable.

Mercedes- I struggle to how this is related to site use. I struggle with why the change creates this position. Or is this something the Town needs to talk with the State about. Can we say that or should we say the Bureau of Parks and Lands shall consult with the MDOT.

Tom- The problem with traffic internal and external has existed for years. This condition the Planning Board should discuss. To arrive at a traffic solution is to let the speeders know they are speeding and document it. This has been effective throughout the state. It doesn't solve the problem, but it gets you to first base. It is a legitimate thing to request from the applicant. It is fair and reasonable and a good first step.

Mercedes- We have some of these around town. I would love to slow down traffic. My concern is once people realize it is permanent it won't slow people down. Have we seen any documentation from the DOT.

Tom- No it was conversation. We have all arrived at the same place. Other than law enforcement which doesn't exist here.

Orion- I am interested to hear if the applicant finds any of these burdensome?

Tom- The reason for the direct language is for the high canopies and solar may not be reliable.

Gary- As Tom has mentioned numerous conversations have been had with DOT. We are happy to have radar feedback signs. The December 18th, 2024 deadline concerns me. We have chosen the signs; however they have not been ordered yet. There are backorders at times. We have chosen a pole for power. There are a number of steps. It may be up by December 18th but I don't like that date in there. I would like you to leave that to us. We will be working with DOT and they have helped us choose a sign. It will not be a solution, but it is a good first step and will slow people down initially. There is no question in my mind that it will make a difference.

Jon- Would you like to offer that request without a hard date.

Todd- Yes, I would be happy to not have a hard date.

Jon- Tom, how can we do that without a hard date?

Tom- Put a date 6 months later. Let's say June of 2025.

Jon- There is a motion on the table with conditions. The first condition has been stuck as it is a regulation of the State Park.

Todd- I move that the Planning Board vote to approve the Bradbury Mountain State Campground expansion with the discussed conditioned. Voice voted, All approved. Motion carries

Marcia- A notice of decision for site plan application

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Todd- Notice of decision for a site plan application for the State of Maine Department of Agriculture and Forestry, Bureau of Parks and Lands, dated July 17, 2024. We are going to walk through the Finding of Facts for a site plan application to the State of Maine, Department of Agriculture and Forestry, Bureau of Parks and Lands. Dated July 17, 2024. The property is located at 528 Hallowell Rd. Pownal Maine, rural A and partially in the village districts as identified in assessors' maps or five lots 9 and 7 being 10 acres. The applicant is the State of Maine agent Terradyn Consultants that have demonstrated a legal interest in the property providing a copy of the deed. The notice of proceeding was published in the local newspaper on July 11, 2024. The applicant proposes to improve the existing Bradbury Mountain State Park and campgrounds by expanding the number of camp sites to 43 drive to, 3 host, 7 hike in and improving the infrastructure including a new gate house, bath house, maintenance building, utilities, and stormwater. The application has been determined complete.

Todd- I move that we vote on the completeness of the application. Maria seconded, All approved. Motion carries.

The application has been determined complete on July 17th, 2024. Public hearing has been held and a site visit has been conducted on July 17th, 2024.

Criteria and Standards- The application shall not be complete unless the applicant has met all the standards of Section 5. Planning Board may waive or vary standards and criteria as they may apply to the site plan application.

Findings of the Planning Board- Landscaping- The site plan sufficiently follows the area for preserving natural landscape and buffering where applicable.

I move that we vote to approve. Marcia seconded. All approved. Motion carries

Todd- Buffers- The site plan meets the applicable criteria shielding the impacts to adjacent properties.

I move that we approve this finding of fact. Seconded by Marcia. All approved. Motion carries

Todd- Environmental considerations site plan meets the applicable criteria design and layout, buildings in relation to natural features. Minimizes adverse impacts from soil erosion, sedimentation. Promotes preservation of trees, protects water soil, animal life, maintains safe and sanitary conditions during construction.

I move that we vote Yes. Mercedes seconded. All approved. Motion carries.

Todd- Site plan meets the applicable criteria for site during construction.

I move that we vote Yes. Marcia seconded. All approved. Motion carries

Todd- Pedestrian plans at the site meet neighborhood limits, meets the driveway and access criteria of Section F.

I move that we approve this. Marcia seconded. All approved. Motion carries

Todd- Parking and circulation of the layout design of vehicular and pedestrian circulation is deemed safe and convenient. Does not distract from buildings, neighboring properties, and meets criteria as applicable for parking, pedestrian linkages and living areas.

I move that we approve this. Marcia seconded. All approved. Motion carries.

Todd- Lighting- The site plan meets the criteria as applicable for minimization of glare and other standards.

I move that we approve. Marcia seconded. All approved motion carries.

Todd- Signs- Signs do not distract from building structures surrounding properties, are not hazards to vehicle or pedestrians meets the sign specification of the zoning ordinance.

I move that we approve. Marcia seconded. All approved. Motion carries

Todd- Utilities- Onsite utilities are adequate and safe and meet as applicable in the criteria of Section J.

I move that we approve. Marcia seconded. All approved. Motion carries.

Todd- Industrial and Commercial environmental performance standards. Not applicable.

Todd- Noise. The site plan results in noise, is within standards that are outlined in the zoning ordinance.

I vote that we approve. Marcia seconded. All approved. Motion carries.

Todd- Vibration, heat, fumes, fire explosion hazards. Not applicable.

Todd- The Planning Board hereby approved the final site plan review as of July 17, 2024.

I move that the planning board approve with the five conditions that have been discussed and modified.

Marcia seconded. All approved. Motion carries.

Marcia- We will sign this tonight and I will scan.

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Adrienne- Thank you.

Site Plan amendment, Estabrooks facility

Jon- We are moving on to the Estabrooks facility site plan amendment. As we move to consider the same rules will apply. Tom is there a time for the applicant to speak to this.

Tom- I think that we want to Tom E. to speak as to what is being proposed and hear from the Code Officer and Fire Chief on their perspective. There are a lot of details.

Jenna Gilbert- Sevee and Mahar -Tonight, we are going over the reduction in access road width along the north section of the greenhouse. That is about 900 ish foot length of road reduction from 24 feet down to 19 feet wide. Jenna points it out on the map. Explains it is a looped road and both entrances are 24 feet wide. Along the length of the greenhouse, we are asking for a reduction to 19 feet wide. That is because of a section of equipment for venting the greenhouse that does bump out an additional five feet from the building wall. That was realized after the town permitting process. We are here to go over that proposed reduction which we are required to do. We do have a section of guardrail that would protect the new vent system. That vent is supported by piers that are not structural. The greenhouse wall does open up. We are proposing this is safe for emergency vehicles and tractor trailers to get around the entire property, and that this is amendable and acceptable to the board and fire chief.

Jon- Asks if everyone from the board understands the proposed amendment. Asks the Codes Enforcement to speak.

Ginny- Explains the only building permit that has been issued is for the pump house the others have not been issued yet.

Jenna- Apologizes it is under process.

Ginny- How is it possible with all the plans that you have, and all the planning that you have done it now needs to be 19 feet.

Jenna- This was originally permitted in 2022 and went to DEP for review. They took over 4 to 5 months longer for their review. Early 2023 we did receive DEP approval. Throughout the year 2023 we looked into our detailed construction drawings. At that time we still had the 2 way 24 foot wide access road. During the design phase it did come out there was an additional section of vent that was not included in the actual foot print. It was not inside the building but outside the building. That has restricted us in to a one- way access road. We were aware of late 2023 right when we were going to bid. We did come up against a timeline. Our utilities were already in, and we were not able to push it. It is understood by the applicant that vehicles making their way into the facility will not be allowed to stop and block that access. We are restricted on this site for utility reasons and setback reasons. The DEP has approved this layout. The site layout is set in stone.

Brian - It looks to be in sections. It can't be collapsed by one.

Jenna- The bays we can't move and the building is not moving at all. The bays actually go east to west.

Tom E- A couple of things the greenhouse is in production. It is being built, and we can't make any changes. The footprint of the structure has not moved. We got the five foot pier that comes into the roadway. It doesn't do anything to the structure. The curbing on the right hand side has not changed. You still have the same distance from the original building to that space. The fire chief has brought up the changes that are being addressed. We are actually moving the vehicle away from the building and installing the pier. The design manufacturing left the ventilation of the original plan. This was caught a week or two ago when we were going through the systems where are the footers for the ventilation. We have stamped plans, with the life safety materials and the footers are not there. That is when it was caught. We are here to ask for forgiveness.

Jon- Has everyone read the Fire Chief's letter.

Marcia- Have the foundation/ footers been installed?

Tom- They have not. The greenhouse is in manufacturing. I am sorry we are here.

Orion- Thank you for coming out. This is slightly better than when I first read this. Would it be possible off the 24- foot road.

Tom E. We have a back around for the fire department now. With the existing wetland we can't extend.

Orion- Is there an opportunity on the East side?

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Tom E. I don't understand the need for a turn around when we have a full thru way road.

Orion- My concern is if the 19-foot road was blocked.

Jon- That is the question for the fire chief. I want to confirm that the Planning Board has received this letter, so you don't need to read it.

Jessie- We met about the 19- foot request in May, we are here today because Ginny and I can't formalize the request. I never noticed the guardrail before. I don't know if that was put up to protect the equipment. That is going on that side.

Tom E.- Correct.

Jessie- My main concern is egress and access to the building on those emergency exits. Tom has said those have been addressed and taken care of. One reason why we requested the 24-foot road was for 2-way traffic. I understand what you are saying. We are all set with the 24 on the bottom. The only reason I questioned the 19 on the top is for operational space. Before we had the buffer for the extra five feet of working space near the building. If we have to put a hose line in, we are reduced to about 8 feet of room. My solution was bump out/ turn arounds in those sections. Points to the map. A conversation is had about life safety systems and things are pointed out on the map.

Jenna- May I suggest we extend the opening in the guardrails.

Jesse- That would be helpful.

Tom E.- We can accommodate it, it just wasn't in the plan to make it as wide as the door.

Jesse- Are those egress doors or overhead doors.

Tom E. -Egress doors.

Jon- Just for clarification. Your request is to allow more space for the fire department to enter the building at the door that is not provided currently with a 19- foot road.

Jesse- What I am suggesting is a 5 foot turn off north of the road.

Tom E- There are already utilities in.

Jenna- We are scheduled to accept CMP turn on.

Tom E- Adding bump out will change the DEP processing for water run- off.

Jesse- The building has a 25- foot buffer but I don't think the driveway does.

Jenna- When we went to the Planning Board in 2022, we were requesting not to enter a 25 foot set back for utility reasons, landscaping reasons adjacent to the Chipman property which is a small subdivision if you didn't know that.

Jon- Any questions for the fire chief.

Brian- The first eastern block, is that the only one under construction.

Tom- That is the only up at this time.

Brian- Could the others be moved to accommodate.

Jenna- I would say no because the same implications would occur. We would like to request a waiver from the Planning Board for the 19 feet and we will make appropriate gaps in the guardrail for that access.

Orion- Jesse, When you need working space what do you mean?

Jesse- If we have to advance a hose through the building they come out of the side of the truck. They pull it off the side they threw it over the shoulder and walk about 15 feet before all the hose plays out. Then they have to spread it out before they can head into the building.

Orion- They can't drive the truck to the end of the building.

Jesse- The hose is 200 feet long. The building is over that.

Orion- Is there equipment that could be purchased by the applicant to make it easier for you to do your work.

Jesse- We can always add more hose, but it takes time to do. The distance we need to get it completely off the truck is probably 12-15 feet.

Tom E- The original guardrail that showed on the plan was how much it was off.

Jenna- Back in the original was no proposed guardrail. It was a few feet of stone drainage for the building.

Jesse- What is the difference between the vent at the ground.

Tom E- Every 10.5 feet. We added the door because we thought we had an agricultural exemption. We know now that is not the case. It will be changed where people can walk out of that door way.

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Mercedes- Is there a guardrail on both sides?

Tom- Only on the vent side. We did put in more expensive covers.

Orion- The truck could drive right on the grass if needed.

Jesse- I have lost 5 feet of space to work from.

Brian- There are times where high rises have 200 feet of hose so you could just grab a hose and go.

Jesse- Those hoses are not tested or maintained. There is no obligation for them to maintain it.

Tom E.-We have put man doors along the back edge. We also have 2- 7 foot sliders. There is a turn around by the transformer.

Jesse- How far back is that from where it chokes down to 19 feet.

Jenna- It is the entire length of the cross.

Jesse- 870 feet. That was not a turn around before on the plan?

Tom E- It wasn't we put it in for CMP to service their equipment.

Jesse- As long as I can get that workable space in front of the door. I feel like I can put my people safely in that building.

Todd- On the 19-foot road I assume that even though it is one way you can pass two trucks side by side.

Jesse- As long as we hadn't pulled the hose. That's the thing with the 24-foot road we can hug that side and pass a truck if needed.

Marcia- Do we grant a waiver or how does this work.

Jon- Does anyone have any more questions for Chief Peters.

Tom- The proper approach would be to approve the amendment and specify what it is for a point of clarification, and subject to the agreed upon changes. It appears the Chief and applicant have worked it out. They should come up with a plan. That should be part of the vote.

Tom E- We will come up with what we think is needed for the guardrail change. We can work with the Fire Chief to make that adjustment. We will be coming forward with the building plan and permitting, and we will work with staff and make sure that is in place.

Jesse- Just a couple of minor things. In the life safety plan, there are a few minor things that I would like to speak with Tom about.

Jon- To make a motion a motion would be to amend site plan review to allow a 19foot road on the northerly section from point a to point b, with the conditions that would be agreed upon with the Fire Chief of the Town of Pownal and I assuming with Estabrooks.

Tom- The point is clarity.

Brian- Is it a zoning issue. I think it requires a waiver. Do we even have to authority to grant the waiver based on the authority. We can't make waivers on private road.

Ginny- It would be considered a driveway. The minimum is a 12- foot driveway.

Tom- I would not do this as a waiver. It is an amendment to the plan.

Todd- What I would like to do as far as the conditions. If Chief Peters could define exactly what you are looking for in the opening of the guardrail. We would put that in.

Jesse- Do you know what size door.

Tom E- I don't know it is in the draft stages.

Jesse- I would say that the opening is 10 feet.

Tom E- I think the issue is we have posts. We need to identify those posts. If that gets hit by a snow plow you could have other concerns. It would seem to be that as long as the space was as big as the door or if we could go further, where the post is.

Jesse- You said the posts were 10 feet.

Jenna- 10 and half feet apart

Tom E- I don't know in relation to the door the post is. I can't tell you. A discussion is had where the door may be.

Todd- At this point, because we don't have good numbers. I suggest we table this so you know where your footings and everything is going to be.

Tom E- If the 19-foot road is okay we will work with the Town Planner and Fire Chief on the guardrail to give as much as we can possibly give for access. We will work with the Fire Chief as we have to protect the greenhouse obviously. The other piece will be part of the building permit.

Todd- IS there a time crunch if we table this for another day.

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Tom E- We are looking to submit this to get the building permit. The greenhouse is starting to come from overseas. We can't really go to another month meeting. The greenhouse is supposed to arrive mid-August. I am under the gun. We would have gotten here sooner however this was the first available meeting. If you want to say you will work with the town staff to come up with requirements that meet with the Codes Enforcement officer and the Fire Chief and Town Planner than should suffice.

Todd- That is not typically the way we run it however I am willing to talk about it for a few minutes.

Jon- Tom can we ask your opinion. Chief Peters, how do you feel? Typically, we approve things as exact as written.

Tom- I do not. We are trying to make this site review process smoother for the Planning Board by doing staff review internally first and then submitting all of our findings to the board. I would like to suggest this is step 1. if the Chief and CEO agree to that in this particular situation.

Jon- A building permit would not be granted without approval from the Fire Chief.

Ginny- That's correct.

Jon- You are just approving an amendment to the 19-foot road and you will have another crack at Mr. Estabrook if he doesn't fulfill his end of the agreement.

Tom E- I won't get a building permit.

Ginny- Jesse will be looking at that building permit, and design with me. Both agree they are comfortable with that.

Todd- I move that the Planning Board approve the amended site plan C-102 on the condition that there is an opening in the guardrail adjacent to the man door. Orion seconded.

Jon It has been moved and seconded that the planning board amend the site plan C 102 modify the road from 24 foot to 19 feet with the conditions the door. You are just asking to amend the road with no condition the condition to come later.

The board had a brief discussion.

Jon- Todd, you need to remove your motion.

Todd- I remove my motion.

Todd-I move that we vote to approve the amended site plan or the Estabrooks site plan from June 2022 to include the change to a 19 foot one way road way as written Plan C-102. Marcia Seconded.

Jon- Is there a discussion.

Bill- What is the significant of the one way. Others also have the same question.

Tom E- This is a private driveway and has enough space for two-way traffic.

Mercedes- I am reading your letter. Todd agrees.

Tom E- I understand that if we don't need it that's all I am asking for is there enough space. I am fine with going that way if the Planning Board wants that. With the limited traffic on our facility and or movement of material around the site I want to make sure I am not handcuffing myself.

Brian- If there were a fire and people are used to going in the one way and hit the fire truck with the hoses it might jam the road. That is what I took from Jesse.

Tom E- I want to bring it up because now there has been clarification that this is a driveway not a roadway. It was not my understanding originally. If that is important for the Planning Board to make that I am fine with that I just want to bring it up if it is not required, I would prefer it not be just for access around the site.

Jon- Chief Peters, your thoughts.

Jesse- I have no problem with it being two way. But that is not why I raised my hand. I was wondering about the conditions. We talked about working with Mr. Estabrook for the plan for the opening in the guardrails in agreement with reducing the size of the road, so I have the workable space needed.

Jon- Tom, How could that provision be included in the motion to amend site plan review? Would you include with the conditions a memorandum of understanding as signed between the road commission and Estabrooks?

Tom- The MOU would work quite well. It is an excellent suggestion. It would have to be executed by the end of the week. It is not a complicated MOU but it needs to be constructed and agreed upon.

Jon- Is that satisfactory to you Jesse?

Jesse- I am leaving Friday and will be gone for 10 days. Can Tom draft that memo.

APPROVED

Tom- If I do it will involve a lot of detail that is not necessary. I would like to suggest the initial construction made by Tom E.

Jenna- I do not understand the need.

Tom E- It's a detail of life safety that has not been approved. Staff must ok the life safety the guardrail would be part of the life safety access for the building with staff it would be okay at that time and signed off by the Fire Chief. I don't believe the Planning Board needs to do a lot here in the amendment.

Tom- It is just a safety net.

Orion- I had a similar thought. The concern is for the building to be on fire not the road. In order for the building to be approved. Chief Peters will not approve the building if the guardrails are in the way, and he doesn't have working space. Is that my understanding?

Jesse- Yes.

Orion- We don't need to put that condition in there. It's expected that Chief Peters will not approve if he doesn't think he has the space he needs.

Jon- Bill, do you have something that we have overlooked.

Bill- Now you have addressed it.

Todd- There is a motion on the floor.

Tom E- I ask the Planning Board to change that now that I understand it is a driveway. I am fine either way. Chief Peters doesn't have a problem with that. I don't have a problem with removing that.

Jon- To remove that you need to remove your motion.

Todd- I remove my motion.

Todd- I move that we vote on Estabrooks site plan in June 2022 as amended on Plan C-102. Reducing the road from 24 feet to 19 feet. Mercedes seconded. All approved. Motion carries.

New Business- Hearing none.

Planner update- Tom- Our water capacity consultants were in town today and met with Selectman O'Brien and the Road Commissioner and have made good progress.

There has been a lot of interest in Subdivision activity. People looking to invest in large pieces of real estate in North Pownal for conservation subdivisions. There are also 2 or 3 amendments. One will be forthcoming next month.

Jon- To your best knowledge is there any problem with the calendar in front of you.

Marcia- It is always the 3rd Wednesday.

Orion- October might be a problem for me and Todd as well.

Tom- In August I will not be attending.

Jon- If there is a conflict, contact Marcia please.

Update Contact list-

Marcia- Paperwork has been passed out for members to sign. Taking Northstar off the list.

Jon- There may be an alternate at the next meeting.

Next Month agenda- A lighter agenda. It appears that Mrs. Litchfield has everything in order and has paid her fee

Adjourn

Marcia- I move to adjourn. Brian seconds. Meeting Adjourned 8:47pm

Respectively submitted,

Alison Purinton

Planning Board Recording Secretary