

Vassalboro Planning Board Minutes  
 April 5, 2022  
 Vassalboro Town Office  
 7:00 P.M.

Board Members Present: Ginny Bracket, Chair, Doug Phillips, Marianne Stevens, Betsy Poulin, John Phillips and Paul Mitnik, Alt  
 Staff: Ryan Page, CEO, LPI, BI, AO. Not Present because of COVID protocols.  
 Public: Robbie Bickford, Ben and Denise Gidney and Mary Grow, Town Line Reporter

**1) February 1, 2022 Minutes**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: M. Stevens	Seconded By: D. Phillips	<input checked="" type="checkbox"/> Approved; 6-0
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**2) Applicants**

- a) Kennebec Water District Water Treatment Plant  
 Minor Site Plan Review  
 462 Main St.  
 Map 11 Lot 21-ON  
 Commercial alterations to existing structure.

**Completeness**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: B. Poulin	Seconded By: D. Phillips	<input checked="" type="checkbox"/> Approved; 6-0
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**Discussion:** Water Treatment Plant requires upgrades because it does not meet current OSHA standards. Their process is out of date and requires an updated chemical feed system. The facility requires a need for increased parking, they will add 100 sq. ft. The project will take approx. 180 days, engineers will be on site for inspections. Planning Board has determined this project be classified as a minor site plan project.

**Performance Standards**

Standard 1	The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create no hazards to safety. <b>Finding:</b> Adding 100 SF to pavement.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: M. Stevens	<input checked="" type="checkbox"/> Approved; 6-0
Standard 2	The location or height of proposed structures and the proposed uses thereof will not be detrimental to other public or private development in the neighborhood. <b>Finding:</b> No changes to structure.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: M. Stevens	Seconded by: D. Phillips	<input checked="" type="checkbox"/> Approved; 6-0
Standard 3	The provision for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the development. <b>Finding:</b> No changes to structure.			

	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: J. Phillips	<input checked="" type="checkbox"/> Approved; 6-0
Standard 4	The proposed use will not impose undue burdens so as to exceed the capacity of the sewers, sanitary and storm drains, water, solid waste, fire protection, or other public facilities. <b>Finding:</b> No changes to structure.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: J. Phillips/B. Poulin	<input checked="" type="checkbox"/> Approved; 6-0
Standard 5	The Site Plan provides sufficient information to show that storm water will be adequately drained from the site with no adverse impact on other property or publicly-owned drainage systems. <b>Finding:</b> No changes to grading.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: M. Stevens	Seconded by: B. Poulin	<input checked="" type="checkbox"/> Approved; 6-0
Standard 6	Soil erosion and all other adverse impacts on the soil ground water and surface water shall be prevented. Ground water shall not be adversely impacted in quality or quantity. <b>Finding:</b> No changes.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: B. Poulin	Seconded by: D. Phillips	<input checked="" type="checkbox"/> Approved; 6-0
Standard 7	The provisions for exterior lighting do not create hazards to motorists traveling on adjacent public streets and are adequate for the safety of occupants or users of the site and such provisions will not damage the value and diminish the usability of adjacent properties. <b>Finding:</b> No changes to lighting.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: M. Stevens	<input checked="" type="checkbox"/> Approved; 6-0
Standard 8	An applicant for Site Plan approval has provided evidence of his financial capability to complete the development as planned. <b>Finding:</b> SRF Funding.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: M. Stevens	Seconded by: J. Phillips	<input checked="" type="checkbox"/> Approved; 6-0
Standard 9	The proposed development will not create safety hazards and will provide adequate access for emergency vehicles to the site, and to all buildings on the site. <b>Finding:</b> Access for Fire Department is adequate.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: D. Phillips	Seconded by: B. Poulin	<input checked="" type="checkbox"/> Approved; 6-0
Standard 10	The proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause. <b>Finding:</b> No Findings.			
	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Not Met	Motion by: J. Phillips	Seconded by: M. Stevens	<input checked="" type="checkbox"/> Approved; 6-0

**Project Approval**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny	Motion by: B. Poulin	Seconded By: M. Stevens	<input checked="" type="checkbox"/> Approved; 6-0
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Meeting adjourn at 7:45 pm

Respectfully submitted,

Ryan Page, CEO, LPI, BI, AO