

Approved 1/21/14

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
January 7, 2014

Board Present: Chairman E. Laustsen, K. Swan, G. Terrien, and P. vanVuuren

Board Absent: W. Bodine and A. Knickelbein

Staff Present: Code Enforcement Officer J. Root and Secretary D. Sealey

The Chairman called the meeting to order at 5:15 P.M. and reviewed the agenda.

Public Comment: None

Communications: None

New Business:

1. FMC Corp. BioPolymer – 19 Lime St. – Site Plan Review Application to Construct a Pad and Associated Equipment for Off-Loading of Compressed Natural Gas – Public Hearing – Tax Map 3-A-1:

FMC Maintenance Manager Rodney Mason, representing the applicant, said the company would be replacing the currently utilized #6 fuel oil with natural gas, thus reducing both costs and emissions. The Site Plan submitted called for a 40'X85' concrete pad, a 22'X65' concrete pad, and two 8'X10' buildings (dimensions approximate).

Mr. Mason described the means by which the natural gas would be off-loaded, run through furnaces to warm up, and then be run through a heat exchanger. From there an underground line would transport the low-pressure natural gas down slope to the boiler room. Mr. Mason discussed safety valves and leak detection systems. He assured the PB that the company was working closely with the Fire Chief on this project and said there were seven other facilities in Maine with the same setup.

Ms. vanVuuren asked how fuel deliveries would differ with the change to natural gas. Mr. Mason replied that the delivery trailers were the same size, but gas tanks were safer. The new fuel would result in much less sulfur being emitted from chimneys; particulate soot would be reduced from 39 tons to 4 tons per year. The number of fuel deliveries would increase from 2 to 4 or 5 per day. Several DEP approvals would be necessary.

Mr. Terrien asked if the mix in the tanks could create an explosive atmosphere. Mr. Mason said the gas tanks could be punctured but the fluid in them was not flammable. He said the company had studied possible accident scenarios and said FMC would provide specific emergency training for the Fire Dept., while the DEP required a long list of permits to ensure safety. Additional approvals would be required from the Fire Marshall Office, Dept. of Wildlife, and Dept. of Homeland Security.

Mr. Mason said LED down-shielded lighting, augmented by the addition of 5 new light poles, would improve visibility for fuel delivery drivers. 20 mature arborvitae would be planted between FMC and the Wastewater Treatment Facility.

The PB reviewed the elements. CEO Root said that according to current maps, it appeared that the site was partially in the flood zone. However, the site was 7' above base flood level and Mr. Root would contact the Floodplain Coordinator to see if FMC would need a flood permit.

ACTION: Mr. Terrien made a motion to accept the application as complete.
Carried 4-0-0

Chair Laustsen opened and closed the Public Hearing at 6:17 P.M. No one chose to speak.

The Chair then read through the Standards titles. There were no questions or comments from the board.

ACTION: Ms. vanVuuren made a motion to approve the Standards.
Carried 4-0-0

Chair Laustsen read aloud the 20 Findings of Fact.

ACTION: Mr. Terrien made a motion to approve the Findings.
Carried 4-0-0

ACTION: Mr. Swan made a motion to approve the project.
Carried 4-0-0

2. Robert & Trudie Young – 194 Maverick St. – Pre-Application Meeting for 15-Unit Cluster Development Subdivision – Tax Map 38-A-1:

Engineer Bill Lane of Gartley & Dorsky appeared before the PB with the applicants. Robert Young explained that he and his wife wanted to build a 15-unit cluster development subdivision on 9.39 acres between Cedar and Maverick Streets and accessed from Cedar St. Chair Laustsen disclosed that he lived on Cedar St. and the applicants responded that they had no concerns with that.

Mr. Young said the 194 Maverick St. property was owned by a family trust. The Youngs' vision for the subdivision had been influenced by pocket neighborhood developments and their own wish to downsize. The houses would be built back near woods but facing the current large meadow on Cedar St.

Mr. Lane said the property had 200' frontage on Maverick St. and a water transmission main to Thomaston was located there. City water and sewer served the property and there would be some wetland impact.

Mr. Lane said the clustered subdivision ordinance would allow 15 units on the property. These would be condominiums, each with a 1,000 – 1,200' footprint. Neighborhood connectivity would be facilitated by walkways, a sidewalk in front of the houses, the large open mown meadow, and a public gathering space.

Chair Laustsen asked about a nearby quarry, which Mr. Young replied was owned by an adjacent property owner.

Board members stated their strong support for the plan. Joe Patton of 150 Cedar St. said he and other neighbors thought the concept was great and they wholeheartedly supported it.

The PB asked the applicants to include a signed permission to proceed with plans from property owner Alan Sewell with their preliminary plan.

Adjournment: Ms. vanVuuren made a motion to adjourn the meeting at 6:53 P.M.
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary