

## Planning Board Meeting

March 14, 2022

6:00pm Union Hall

Meeting called to order by George Kerper, Chair.

Attendees: George Kerper, Keith Ritchie, Peter Newell, Norris Staples Celine Kelley, A.J. Koch, Randy Hall Code Officer, Doug Norman Secretary. See attachment for public participants.

Adjustments to Agenda: none

Acceptance of Agenda: Motion by Peter and second by AJ to accept. 5-0

Application by Megan Crochea to build a 10-dog kennel at 102 Turnpike Road Map #6 Lot #44 B in the Rural/ Agricultural zone. Application is complete. Motion by Peter ,second by Keith. Vote 5-0 affirmative.

Abutters were notified. Open hearing at 6:16.

Proposed 10-dog Kennel open 7:00am-6:00pm Mon.-Friday.

Peter concerned about noise levels. Dogs will have separate groups indoor and outside in a dog playground. Person on site at all times.

Randy: Septic system is adequate. Needs primary tank. Does not need two separate systems. Site not close to abutters. Steve explained where abutters live to Norris. George gave applicants copy of lighting ordinance. Lights pointing up. Need to be changed to point down.

Public comment: Address numbers questioned. Randy said it is done in 50 ft. increments. More comments not audible. Complaint about 25 MPH. James Gilway said it is posted 35 mph road and any other signs are not legitimate. Planning Board has no jurisdiction over road signs. State controls speed limits. Not likely to be changed.

Applicable performance standards: # 4,5,6 Motion by Keith, second Peter. Vote 5-0. Motion by Keith, second by Peter 4,5,6 have been met. Vote 5-0. Specific performance standards. # 6 and 11 applicable. Motion by Peter, second by Keith. Vote 5-0.

State license required. Inspection by State of Maine. Construction starts around around April 15<sup>th</sup>. Motion on application approved as presented by Keith, second by Celine. Vote 5-0

Site Plan Review, Land Use, Shoreland Zoning and Public Hearing for the Town of Searsport's Wastewater Treatment Facility at 45 Navy Street Map# 10 Lot # 15 in Residential Zone. Request for approval of aeration tank and new equipment building. Use permitted. Public Hearing open at 7:20 pm. Motion by Peter application complete. Second by Keith. Vote 5-0.

Presentation by Megan McDevitt. Please see attachment. Public Comment. Fence will be setback 25 feet from property line. Shrubs will be planted. Trees replaced. Some retained. Possible mural on building. Aerator open. Very little odor. Solids taken out twice a month instead of once a month to reduce odor. Close Public Hearing at 7:55pm. Motion by Keith, second by Peter. Vote 5-0 to close.

Permit shoreline zoning questions 1-9. Motion by Celine to grant a variance for section H shoreline zoning, second by Keith. Vote 5-0. 1-9 accepted. 5-0

General Performance Standards- all applicable met. Motion by Peter. Second by Celine. Vote 5-0

Peter motion all findings in section G have been met. Second by Keith. 5-0

All applicable provisions of land use approved by Celine. Second by Keith. Vote 5-0. Motion by Celine and second by Peter all standards have been met. Vote 5-0.

Approve entire application. Keith motion and Celine second. Approved 5-0

Adjourned. Moved by Peter. Second by Celine.

## MEMORANDUM



TO: George Kerper, Planning Board Chair  
CC: James Gillway, Town Manager  
FROM: Megan McDevitt, PE, Project Manager  
DATE: March 14, 2022  
RE: Searsport WWTF & Collection System Upgrades Project – Shoreland Zoning Ordinance Conformance

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This memorandum is intended to summarize the compliance of the Searsport WWTF & Collection System Upgrades Project with the requirements of the Shoreland Zoning Ordinance requirements described in Section 16, Subsection D. Additional information can be found in the full submission dated January 27, 2022.

1. Will maintain safe and healthful conditions

The project is critical to maintaining safe and healthful collection and treatment of wastewater within the Town of Searsport. The project includes provisions for operator safety including updated bathroom and lab spaces.

2. Will not result in water pollution, erosion, or sedimentation to surface waters

The existing drainage system at this site consists of a series of catch basins, drainage manholes and storm drain piping which discharges to Searsport Harbor. This system will remain in use during and after the proposed upgrades. A portion of the existing roof drain and underdrain piping that is currently connected to the WWTF outfall pipe will be re-routed to discharge into the storm drain system as well. The drainage system on this site is currently self-contained and does not connect to a public storm drain system.

All proposed structure will be constructed in an area of the site that is outside of the floodplain boundary. During construction the ME DEP's Erosion and Sediment Control Best Management Practices manual will be followed. Specific erosion control measures that will be in place during construction are shown on the attached Drawings. The site will be fully stabilized upon completion of the project.

3. Will adequately provide for the disposal of all wastewater

All wastewater generated at the site will be routed to the head of the plant and treated and discharged in compliance with the discharge license.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat

As part of the USDA, RD funding application for this project, an Environmental Assessment was performed. This included evaluation of potential impacts to important



## Subsection G

1. Is a permitted use in the district in which it is proposed to be located

The property is located in the Residential Land Use District (R). Major utility facilities, such as a wastewater treatment facility, is permitted within this district.

2. Is in conformance with the applicable performance standards of Section V of this Ordinance

The project is in conformance with the applicable performance standards as described in the previous section.

3. Has received, or as a condition of approval, will receive all other permits or approvals required under other applicable Town of Searsport Ordinances related to the use of property, including but not limited to the Site Plan Review Ordinance, Shoreland Zoning Ordinance, Subdivision Ordinance, Halfmoon Pond Watershed Protection Ordinance and Floodplain Management Ordinance

A submission has been made for review under the Site Plan Review Ordinance and the Shoreland Zoning Ordinance.

4. Will provide safe access and egress from existing or proposed public and private roads

Existing access to the site from Navy Street will be maintained.

# Planning Board Public Meeting Attendance List

Meeting Date 3/14/22

Board Member	Attended Meeting (Please Check)
George Kerper	Here
Keith Ritchie	Here at 6:17
Peter Newell	Here
Tavis Otis	
Norris Staples	Here
Celine Kelley	Here voting
A.J. Koch	Here voting
Randy Hall	Here

Name (Please Print)	Street Address	Town
Vicki Chase	100 Turnpike Rd	Searsport
Woodard & Curran Megan McDevitt	41 Hutchins Dr	Portland
Cynthia Zajac	36 Navy St	Searsport
John Pangiuchi	97 Turnpike Rd.	Searsport
<del>Luigi Di</del>	<del>100 Turnpike Rd</del>	<del>Searsport</del>
Steve Bonn	100 Turnpike Rd	Searsport
Tracy Munsal	8 Osprey Lane	Searsport