

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**March 9, 2015**  
**Minutes**

Planning Board members present were Clayton King, Donna Tracy, Lloyd Smith, Tom Eastler, Craig Jordan, Gloria McGraw, Bill Marceau and alternate member, Jeff Wright. Alternate member, Matt Smith was unable to attend.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; Town Attorney, Frank Underkuffler.

Representing the UMF Central Heating Plant were Laurie Gardner, Executive Director of Finance and Administration; Jeff McKay, Facilities Director; Tom Perkins, P.E. - Dirigo Architectural Engineering; Mark Power, P.E. - Trane/Ingersoll Rand; and Tim Brochu, Surveyor - CES Inc.

Representing McDonald's Corporation were John Cusack and Eric Dubrule of Bohler Engineering, LLC Southborough, MA.

Representing Bay Communications II LLC were Mark Cook of Bay Communications II LLC, Jonathan Springer of the Springer Law Office, PLLC, and contractor Tom Bourgault.

Also present were abutters Frances Harton and Mike Deschenes; residents Bill Crandall, Stephanie Flanagan, Amy Richard, Matt McCort, Peter Tracy; Byron Davis; Taffy Davis, and Paul Hersey; Jane Woodman, Andrew Robinson, and Alden Smith of the Farmington Village Corp.; Dr. Lucas Kellett, Dr. Drew Barton, and approximately 20 other members of the public were present, including Ann Bryant and Ben Hanstein from the press.

**1. Designate alternate members, if needed.**

Mr. King designated Mr. Wright as a voting member for this meeting.

**2. Review minutes of February 9, 2015**

Mrs. Tracy made a motion to approve the minutes of February 9, 2015 as submitted.

Mr. Wright seconded the motion.

VOTE: 6 – Affirmative 2 – Absent

Motion carried.

**PUBLIC HEARING**

**3. UMF – Construction of 5,800 SF Central Energy Plant**

Located on the corner of Perkins Street and Quebec Street

Map U13 – Lots 073, 074, 075, & 076

Site Review Application #15-SR-02

## Soil Erosion Control/Storm Water Management Application 15-SS-02

Mr. King opened the Public Hearing at 6:04.

Mr. King began by asking for clarification regarding the number horsepower, was it 500 HP with an additional 250 HP to be added in the future?

Mr. Power said it would be 500 HP now and they may add 250 HP in the future.

Mr. Perkins began the discussion by stating that this would be a new 5,800 SF central heating plant to be located in an existing parking lot [Lot #9] near 149 Quebec Street. He said it will include one 500 HP wood chip hot water boiler, with a backup LP gas burner. He said any future provisions such as an additional 250 HP wood chip hot water boiler with backup LP gas fuel burner would have to come back to the Planning Board for review and approval. He said the hot water would be transported via an insulated steel underground piping distribution system and he stated they will be retaining the newer LP/oil boilers in other buildings for added redundancy as injection points.

Mr. Perkins, gave a PowerPoint presentation and said there would be three benefits from this project: an environmental benefit by reducing the carbon footprint and emissions; a financial benefit due to substantial operation cost reduction, payback in less than ten years and local economic benefits; as well as educational benefits including becoming a part of the college curriculum.

Mr. Perkins said there were two main categories regarding his presentation overview, the central heating plant location and the central energy plant operations. While discussing the central heating plant location, he covered the view sheds, the renderings and construction materials, the stack height relative to adjacent buildings, geotechnical findings, zoning considerations, educational components, and examples of other biomass facilities. In regards to the central energy plant operations, Mr. Perkins discussed the chip deliveries which included impacts on roads, traffic, and noise. He also discussed the plant operations which included routine activity, noise, emissions, lighting, and parking.

Mr. Perkins then showed several renderings of the plant from various viewpoints. Regarding the stack height, he said the project team considered an internal stack but determined that it would not substantially visually mitigate the height projection concern and would add a substantial cost to the project. On page nine of the PowerPoint presentation, Mr. Perkins made a comparison of the proposed 50' stack to the 40'- 45' chimney of the Community Center. He added that the stack would be 15' higher than the heating plant. He also said there is a row of trees that are approximately 55' tall behind the plant.

Regarding the geotechnical findings, Mr. Perkins said the existing sand and other unsuitable base materials under the pavement will be removed down to the glacial till which will be the predominant sub-base. He discussed the foundation drainage and the new gravel base material design.

Mr. Perkins said, regarding zoning considerations, the plant is within the Town of Farmington's Village Residential Zone and is an allowable use. He said the plant is proposed as an ancillary infrastructure component to the campus. He said the legal opinion from the Town's attorney is that the proposed building and use is in compliance with the Town of Farmington's Zoning Ordinance. He stated the plant will be utilized for educational purposes as part of the campus curriculum and there would be "hands on" internships.

Mr. Perkins elaborated on the educational opportunities and said that the educational value of the plant is enormous and has applications for classroom and out-of-classroom experiences. He said the new plant can be integrated into numerous academic programs, associated with majors, which would include Environmental Policy and Planning, Economics, Environmental Science, Geography, Biology, as well as minors in Environmental Studies and Business Sustainability. He added that numerous environmental and sustainability themed internships already exist at UMF, and the new plant could provide additional internship opportunities for students and listed numerous potential courses.

Regarding education opportunities within the Farmington community, Mr. Perkins said the addition of this biomass plant to existing biomass initiatives at numerous local RSU school facilities would allow students from these schools and elsewhere to visit the plant to learn more about the benefits of biomass and how it relates to progress being made in the region. He added that the central energy plant will become part of a "Sustainability Walking Tour" of the campus. He said this will integrate the plant into the overall sustainability mission on campus and help to educate the campus and community about the benefits of the plant.

As a requirement from the Board at the February 9, 2015 Planning Board meeting, Mr. Perkins then gave examples of other plants and their proximity to town centers which included:

- Fort Fairfield School [0.4 miles to the center of town]
- Caribou High School [1 mile to the center of town]
- Limestone Community School [0.2 miles to the center of town]
- Leavitt Area High School [0.25 miles to the center of town]
- UM Fort Kent – previously the old State armory [0.5 miles to the center of town]
- Colby College – [0.15 miles]
- Green Mountain College, Vermont [0.35 miles to the center of town]
- Proposed UMF [0.35 miles to the center of town]

Mr. Perkins said each plant looks unique and different.

Mr. Perkins then discussed the current campus heating plants. He said currently there are 44 boilers, 40 oil/LP gas heated and four geothermal heated. He said after project completion, there will be only 14 boilers: the four geothermal boilers will remain, approximately three oil/LP boilers will also remain, and the remaining majority will be biomass boilers.

Mr. King said if the other 250 HP boiler was added on top of the 500 HP boiler this would increase delivery traffic.

Mr. Power said they're only planning for one 500 HP boiler now, and would have to come back to the Board if they wanted to add the 250 HP boiler.

Mr. Davis asked about the number of chip delivery trips.

Mr. Perkins stated that the heating season would be approximately October 1<sup>st</sup> thru April of each year. He said the anticipated annual consumption of wood chips for the central plant is 4,400 tons and the chips will be locally sourced. He stated the chip bin will be capable of holding 120 tons of wood chips which represents a four day supply of fuel under full load conditions. He stated the fuel will be delivered to the plant with tractor trailers equipped with live (sliding) floors that are self-unloading. He added that a typical tractor trailer will provide 30 tons of wood chips.

Mr. Perkins then reviewed deliveries of the biomass chips to campus per week projected as follows:

- Approximately 4 deliveries in October
- Approximately 7 deliveries in November
- Approximately 10 deliveries in December
- Approximately 11 deliveries in January
- Approximately 10 deliveries in February
- Approximately 8 deliveries in March
- Approximately 5 deliveries in April

He added that the ground and roads are usually frozen November through March.

Mr. Perkins also compared the biomass deliveries to the current fuel deliveries per week which included propane deliveries, oil, and LP + oil. He said oil and LP + oil deliveries are as follows:

- Approximately 15-20 deliveries in October
- Approximately 30-35 deliveries in November
- Approximately 35-40 deliveries in December
- Approximately 40-45 deliveries in January
- Approximately 40-45 deliveries in February
- Approximately 35-40 deliveries in March
- Approximately 25-30 deliveries in April

Mr. Perkins discussed the approximate weight of the delivery trucks. He said the approximate weight (lbs.) per axle for a 3-axle propane truck is 56,000 lbs., a 3-axle heating oil truck is 40,000 lbs., a 4-axle biomass truck is 57,000 lbs. and a 6-axle biomass truck is 100,000 lbs.

Regarding the truck delivery route options, Mr. Perkins said that they would be coordinating with the town, schools, and the community. Mr. Perkins presented two delivery route options:

- Option 1 – Main Street to Front Street to Broadway to Perham Street to Quebec Street

- Option 2 – Farmington Falls Road to Maple Street to High Street to Middle Street to Quebec Street

Regarding noise impact, Mr. Perkins said the neighborhood background noise is at 30-40 dbA. He said they took a sound pressure reading of one of Cousineau's trucks, which at 50' was 75.2 dbA; at 100' was 67.9 dbA, and at 200' was 65.8 dbA.

Mr. Crandall asked if the proposed trees will act as buffers.

Mr. Perkins said, yes we will be planting a hedgerow as shown in the presentation.

Abutter and closest neighbor to the proposed plant, Frances Harton, said that her bedroom and living room are not more than 12' from the street. She said she doesn't see how the trees will cut down the noise.

Mr. A. Smith asked if they could speak more of the truck routes.

Mr. D. Davis suggested (assuming the chips are coming from Strong), the trucks should go down the Town Farm Road to Bridge Street, across the Center Bridge, then down Farmington Falls Road to the south entrance of High Street. He continued, then to Middle Street and turn right onto Quebec Street. He said this will avoid downtown and keep the trucks on the major roads to the greatest extent possible. He added the trucks would be on Quebec Street for just a couple hundred feet.

Ms. Harton said she was concerned about vibrations from the truck and the damage that could occur.

Mr. Power said there won't be any noticeable increase in comparison to the trucks that already travel on Quebec Street now, 45-50 per day.

Mrs. McGraw asked for clarification regarding the number of trucks.

Mr. Power said the most would be 11 trucks per week.

Mr. Perkins said, regarding the plant operations during the heating season that on a daily basis [1 to 2 hours] the staff will check on the equipment, there would be miscellaneous housekeeping and chip delivery. He said on a weekly basis [3 to 4 hours] there would ash-raking of the boiler, ash removal from the site and lubrication of the chip handling systems. During the summer time, on a yearly basis [3 to 5 days] Mr. Perkins said they would blow-out the boiler tubes, make adjustments to the chip handling system, clean out the stray chips in the storage bins and remove dust. Regarding milestone major overhauls [1 to 3 weeks] there would be component replacements, pull boiler tubes, pump replacement and pipe cleaning.

In regards to the ash waste plan, Mr. Perkins said the plant will produce approximately 40 tons of ash per year. He said the ash will be incorporated into the UMF compost program and the wood

ash compost can be a valuable source of lime, potassium, and other trace elements. He added that the fertilizer is a nice by-product.

Snow removal was also discussed and Mr. Perkins said the snow will be pushed away from the plant into a snow bank along the edge of the parking lot [toward Perkins Street].

Mr. Perkins said that plant noise emissions were tested at the follow schools:

- Leavitt Area High School (200 HP Messersmith chip boiler, installed in 1999) with readings at 100 feet of 45.5 dbA; at 50 feet 45.6 dbA; and at 0 feet 60.4 dbA.
- Mallett School (pellet boiler system, installed 2013) with readings of 40 dbA at 100 feet; 49.8 dbA at 50 feet, and 50.9 dbA at 0 feet.
- Mt. Blue High School (85 HP Messersmith Boiler, installed 2012) with readings of 48.3 dbA at 200 feet, 54.9 dbA at 100 feet with the exhaust fan turned on, 45.1 dbA at 50 feet, and 43.1 dbA at 0 feet.

Regarding biomass plant stack emissions, Mr. Perkins said electrostatic precipitation [ESP] uses electricity to remove particulates from the air. He said it is required by regulatory agencies for the boiler size proposed in order to provide enhanced and cleaner emissions. He said stack emissions will be mostly steam, with most particles below 0.03 microns in size. The ESP will remove 95-98% of the particulates from the stack emissions. He said the wood chips in the bin go into the wood chip feed system, then into the boiler, then through the electrostatic precipitator and emit through the stack.

Mr. Perkins said the annual fuel oil saved would be 365,857 gallons, and in regards to emissions, this is like taking 1,000 cars off the road [see page 43 of PowerPoint].

Mr. Perkins said, regarding the air emissions impact, UMF currently consumes 390,000 gallons of No.2 oil annually. He said the installation of the central plant and the upgrade of the existing buildings will eliminate 25% of that energy through improved efficiencies. He said the result of converting to 95% wood biomass for the campus heating needs will result in a reduction of CO<sub>2</sub> emissions by 95%, nitric Oxide by 87%, and sulphur oxide by 25% per year.

Regarding exterior lighting, Mr. Perkins said the plant will be equipped with light sconces that will be located over the plant primary access doors that face south and west into the parking lot and away from the residential areas. He added that they will use LED lights.

The campus parking impact study was discussed and Mr. Perkins said that currently there are 1,500 spaces. He said that 1,200 parking permits were issued which includes students and staff. He said there is a surplus of 300 spaces. Mr. Perkins said the proposed construction will eliminate 28 spaces, and to accommodate chip delivery an additional 24 spaces will be reclassified to facilities use, but will be retained as parking spaces.

Mr. Perkins completed the PowerPoint presentation and Mr. King opened the Public Hearing.

Mr. B. Davis asked about the number of truck trips.

Mr. Perkins said in the colder season it would be about 10 to 11 trucks loads per week.

Ms. Harton said it won't be quiet, adding that during graduation people park on her property and take photos, and she expressed concern regarding the re-sale value of her property.

Mr. Hersey asked about the 40 tons of wood ash that would be generated per year and where would it go.

Mr. McKay said, with the help of DEP, they will incorporate the ash into the existing compost program.

Mr. Andrews asked if they had given any thought to use the parking lot behind the fitness center as a plant site.

Mr. Power said they did, but the added length of piping would be cost prohibitive and therefore it was an economic decision. He added that they are also trying to centrally locate the plant on the campus.

Mrs. Davis asked who will decide the truck route.

Both Mr. King and Mr. Kaiser said the Planning Board will decide.

Mr. McKay said they can also alter delivery schedules to satisfy the Board.

Mr. Andrews said that the area is very busy with all the school buses.

Dr. Kellett from UMF [Climate Change and Society Prof.] commented that he is in support of this plant and [educationally speaking] that the sustainability factor is critical for the students and the campus.

Mr. Crandall asked if any jobs would be created from the biomass supply demand.

Mr. Powers said there is a five-fold multiplier effect from such local chip purchasing.

Mr. Perkins said UMF requires the use of local resources when possible, and \$160,000 a year will be pumped into the local economy by way of wood chip purchases.

Ms. Richard asked for clarification on how the stack will look.

Mr. Perkins said the stack will be 30" in diameter and 50' tall and he added that the visual impact is all about the perspective from which it is seen.

Mr. B. Davis said Quebec Street is really just a small secondary street in the middle of a pedestrian neighborhood. He asked, what if you're wrong and it turns out that the street requires maintenance, and he asked, has any provision been made for wear and tear of the streets, for improvements, and what is the recourse for damage.

Mr. Power said that nothing has been anticipated or planned in that regard. He added that they will be following the standards in the Ordinances [Site Review and Zoning].

Mr. Tim Brochu of CES Inc. showed the access design to Mr. B. Davis. He also said the area already gets a lot of traffic.

Mr. Andrews asked, regarding the propane and oil truck trips, are they exclusive to the University or does that include delivery to area businesses and residents.

Mr. McKay said the truck trips cited are exclusive to UMF.

Ms. Flanagan said she owns a business on Middle Street asked about off-season deliveries.

It was stated that there would be no deliveries in the summer.

Mr. Hersey asked about the turning radii at Quebec Street's intersections with Middle and Perham Streets, stating that they're different and one may not accommodate tractor trailers.

Ms. Horton reiterated her concern about the vibrations from 18 wheelers, saying her house is old, and what's the plan if there is damage to her property and who would be responsible.

Mr. King closed the Public Hearing at 6:56 P.M.

The meeting was then opened for questioning from the Board members.

Mr. Wright asked what kind of trucks would be removing the ash.

It was stated that the ash would go into a  $\frac{3}{4}$  or one ton truck.

Dr. Eastler congratulated the presenters, but added that it was difficult to make out the PowerPoint presentation projected onto the wall.

Mr. King made a motion to take up the Site Review application.

Dr. Eastler seconded the motion.

Mrs. McGraw said at the last meeting the Board needed additional information. She said she talked to tractor trailer truck drivers and was told that it is tight in town. She said some trucks have 22 wheels not 18. She said she saw one go past her place of business on Main Street and when it turned onto Broadway, three cars had to move out of the way. She said she didn't like the route (option1). She also said she spoke to a biomass operator in Livermore Falls and he expressed



concerns regarding emissions and noise. She said she tried to learn as much as she could but still has questions about trucks, noise, and operations. She asked, can there be better answers.

Mr. Powers said that the plant in Livermore Falls is industrial power plant generating noise from hogging and grinding. He said the type of plant we are proposing will use a finished chip product and the plant in Livermore Falls is also of a different magnitude.

Mr. Jordan said this plant will be built for 500 HP with a possible future allowance for an additional 250 HP. He said that would increase the number trips from 220/year to as high as 330/year for 750 HP. He said we have to think of the future now.

Dr. Eastler said if they increased the HP and the number trips, they would have to come back to Planning Board.

Mr. McKay said the plant's HP is on campus now, and being replaced with the new 500 HP boiler, if we put in the secondary boiler, that 250 HP would just be replacing other existing HP.

Mr. Power said they would only add 250 HP if they get rid of other boilers. He said they could consolidate in the future.

Mr. Jordan said these are important pieces and he just wants people to think about it.

Mr. Power said they overestimated the truck trips on purpose. He said there would be 30 tons per delivery.

Mr. Jordan asked, where will the exhaust go?

Mr. Power said, downwind, south east.

Mr. Jordan said if this were a cell tower there would have to be a fall down zone. He asked how will the stack be supported.

Mr. Power said the stack is 50' tall 30" wide and on a foundation, and will be bolted to a ring. He added there will be no guy wires.

Mr. Brochu said it will be attached at the eave line.

Mrs. Tracy asked about the delivery schedules and said they should be coordinated with school schedules because there are so many children in the area.

Mr. Power said they will have 120 tons of chips on hand at all times so they can be flexible and coordinate deliveries with other interested parties for the best and most appropriate time.

Mr. L. Smith said they've been shown a lot of pictures of the stack and asked if it will be constructed of masonry.

Mr. Power said externally the stack will be made of steel with a stainless steel lining.

Mr. L. Smith asked if the truck route was computer generated.

Mr. Brochu said it was computer generated.

Mr. L. Smith said there is quite a drop there and he said he didn't think a tractor trailer can get down there without dragging at the Perham Street - Quebec Street intersection.

Regarding parking, Mr. L. Smith asked Mr. McKay if the number of parking spaces includes the street parking for students and staff.

Mr. McKay said, yes, we are counting spaces on campus streets and there are 130.

Mr. Perkins said that the Perham/Quebec intersection data was actually studied and not just computer generated.

Mr. Marceau said he recalled the cost was \$8,000,000 and now it is \$11,000,000.

Mr. Perkins stated that it was always \$11,000,000.

Mr. L. Smith expressed concern regarding delivery trucks, and said that trash trucks as an example, come early in the morning when there are few pedestrians, and we need to get these deliveries off peak time.

Mr. Marceau said regarding the deliveries of chips vs. oil or propane, there would be less deliveries with the chips and that's a good point, as well as scheduling.

Mr. Marceau asked if they are consuming 390,000 gallons of fuel now, what would it be with the new plant in use.

Mr. Power said there would be a 25% reduction in the consumption of oil and propane, about 15,000 gallons of oil will still be used, and they will burn 400,000 tons of chips when up and running.

Mr. Marceau said, regarding parking, not all of the dorms are full, enrollment is down 400, and he asked, is there less need for parking right now.

Ms. Foster said starting in the Fall of 2015, 20 more dorm units will be occupied and the student population will be 20% higher next year, approximately 1,875 students, and campus parking serves both on and off campus students.

Mr. Marceau said the long term enrollment was always around 2,000.

Ms. Foster said it is now 1,900.

Mr. Marceau asked if the 500 HP boiler is similar to the others cited.

Mr. Power said they showed a wide range of comparative boiler sizes in their presentation. Mr. King asked if the plant would be monitored by the EPA and if so, how often.

Mr. Power said UMF has an existing permit that will be amended and we will provide that information to the EPA per requirements. He said annual stack testing will not be required due to the size of the boiler, but the combustion in the boiler will be tested annually.

Mr. King asked when the parking for the campus as a whole was last calculated.

Mr. McKay said we just did an analysis, and the last prior one was in 2010.

Mr. Kaiser said the parking analysis started after the Town's requirements were adopted in 1999, for the Scott Hall, Black Hall, and Education Building projects. He said they calculated the total number of students and the total number of parking spaces each time for these projects.

Mr. King said he couldn't find the location of the 18,000 gallon propane tank on the plan.

Mr. Power pointed it out on the site plan to the west of the building and said it meets the required setback and will be fenced.

Mr. King asked what the total footprint was of the building, truck turning area, tanks, etc.

Mr. Brochu said it would be about 50% of the site.

Delivery scheduling was discussed and Mr. McKay said basically January, February, and March would be peak delivery season and most of the rest of the year the plant would not be in operation.

Mr. King said he looked at the parking lot on Tuesday and there were 17 empty spots, and 18 on Friday. He said the lot seems to be used pretty heavily. He asked if was a fair assumption that 10,000 SF of the lot will be used for this project.

Mr. Brochu said that's fair. He added they will lose 24 spaces but will be adding spaces in the current travel lanes.

Dr. Eastler said spaces will also be lost to snow.

Mr. King said he was a truck driver in the past and asked, regarding the delivery trucks, is it fair to the existing traffic travelling the proposed routes, as they'll have to swing into the opposite lane to make corners.

Mr. Brochu said that is common practice.

Mr. King asked, what about snow in the winter? What about parking on the street?

Mr. Brochu said, regarding snow, trucks will never leave the pavement, regarding parking, trucks will be past the corner at that point.

Mr. King asked what the noise level difference was between 200 HP and 500 HP.

Mr. Powers said not much.

Dr. Eastler commented on the façade, using Rite Aid as an example, saying that the Board didn't accept their first rendering, and in this case he said there may be room for improvement. He said they might want to consider fake windows such as Walmart provided.

Dr. Eastler said when you get down to the subgrade, down to the glacial till in the area, it is loaded with clay and you don't want the clay to be sucked up into the gravel by hydraulic pumping and frost cycles. He recommended the use of geotextile fabric before laying down crushed stone.

Dr. Eastler said regarding wind direction of wood smoke, a while ago UMF set up wind stations to determine the direction of such smoke coming from houses in Farmington. He said UMF created a database at Preble Hall some time ago, and it revealed that the prevailing direction is south east away from the downtown.

Dr. Eastler stated that he feels UMF did a nice job with the application and presentation.

Regarding exterior lighting, Dr. Eastler said we want to keep this toned down so it doesn't bother the neighbors.

Mr. King asked about the Farmington Village Corporation [FVC].

Mr. Kaiser said they were a separate entity, and both we and they need to make our mutually exclusive decisions. Citing Attorney Underkuffler's 2013 opinion, Mr. Kaiser said the FVC may create a problem for themselves when they deny a project the Town approves, which he understood was the case.

Ms. Woodman from the FVC said they previously took a vote denying the project, but due to their inadequate notification of the applicant, they were not present during the review meeting.

Mr. Robinson from the FVC said they're reviewing their prior decision tonight.

Attorney Underkuffler said only when the FVC regulates an activity that the Town doesn't, which is not the case here, would they have standing in such a situation. In this instance they merely supplement the Town, and in the cited Superior Court case Village Corporations have no enforcement authority, such being the sole domain of Mr. Kaiser.

Mr. Perkins said they would appreciate it if the Farmington Village Corporation would reconsider their denial.

Mr. B. Davis said would it make sense have a chip truck demonstration.

Mr. King said that is a good idea and also mentioned fire truck accessibility.

Ms. Foster said she has had planning experience and is very impressed by the Board's review process. She said this project is very important to the University with its economic impact.

Dr. Drew Barton [Ecology and Environment Prof.] said this project is part of UMF's 2020 strategic plan. He said they are excited because their main goal is to connect the University to the surrounding community by converting to wood chips. He said we are going to procure the biomass locally, there are curriculum connections, and 3,000 tons of carbon emissions will be eliminated.

Mr. Jordan said after the first meeting he talked to DEP and was told they don't have any classification for this type of plant due to its small size. He added that he called the Town Manager in Ft. Kent and he said Trane has a good reputation.

Mr. L. Smith asked if the chip deliveries start in October and asked what is burned in September.

Mr. Power said other existing heat sources, such as the newer fossil-fuel boilers retained for injection into the loop, will be used in September before phase-in of the chip boilers.

Mr. L. Smith requested a site walk-over with the truck route laid out, and said we also need to work out the specifics of the delivery schedule.

Mr. McKay said when doing the bids, they will have delivery times in the specifications.

Mr. King said that the Board will accept the parking analysis but there is still concern about the turning radius of the trucks. He suggested a site walk-over for Monday, March 16, which would allow time to advertise. He said then the Board would return after the site walk-over to the Municipal Building to continue the meeting, adding that they can't make a decision at the walk-over. He reiterated they need to know the time of deliveries so they know what they may be approving.

Dr. Eastler said even though the snow is melting now, it's still an issue with maneuverability. He said when semis pull out onto the Wilton Road at Irvings, they literally stop the flow of traffic when doing so.

Mr. Davis said the Town keeps the streets free of snow so that's not an issue, and the truck wheels never going to leave the pavement, adding that Town Ordinance [Traffic Ordinance] prohibits parking within 20' of intersections. He said he favors the High Street access route.

Mr. King asked if Perham St. to Quebec St. was now the route.

Mrs. McGraw said she is still concerned about the truck route, and said it's a big factor.

Mr. King said they can watch how the truck maneuvers at the site walk-over.

Attorney Underkuffler said the Board needs to issue findings regarding the applicant's meeting applicable standards, etc., which Mr. Kaiser and Mrs. Ford would formalize as a decision document, so the Board needs to first determine its conclusions on all the relevant issues. Mr. Jordan said he would like to see a truck navigate first, then we can clarify the safety issue.

Mr. Marceau said we need to test the route options.

Mr. Power said we need to test the Perham St. turn onto Quebec St., and the turn from Quebec St. into the site.

Mr. McKay said they would hire a truck for the demonstration.

Mr. L. Smith suggested that a police officer be present.

Mr. King made a motion to conduct a site walk-over on Monday, March 16, 2015 at 5:00 P.M. and the Board and all interested parties would meet at the proposed plant site.

Dr. Eastler said at this point there are many variables to consider.

Mr. Crandall said the main issues are the Town's streets and site maneuverability.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative 1 – Abstention (Dr. Eastler)  
Motion carried.

#### **PUBLIC HEARING**

#### **4. McDonald's Corporation - Construction of a New 4,892 SF Restaurant 303 Main Street (same location) U14 – Lot 044 – A Site Review Application #15-SR-01 Soil Erosion Control/Storm Water Management Application #15-SS-01**

John Kucich, Civil Engineer for McDonalds, began the presentation by stating they are proposing to raze the existing 4,333 SF restaurant and construct a new 4,892 SF restaurant which will be fully ADA compliant. He said the driveways will remain where they are and they will still have a rectangular building. He showed comparative site plans of the existing building and the proposed building. Mr. Kucich said they will be pushing the new building, which will be wider and shorter, back into the site slightly and they will be adding 15% more greenspace.

Mr. Kucich said they are proposing side-by-side drive-thru ordering stations which will allow two cars to pull up to the menu line which will eliminate stacking. He said that 70% of their customers use the drive-thru as opposed to 30% that dine inside the building. In addition, Mr. Kucich said existing traffic volumes are not anticipated to increase significantly as the overall seating will be reduced. He added they will be reducing the number of parking spaces from 64 to 55 but that is

still in compliance to the Zoning Ordinance parking standards. Mr. Kucich said they will be adding a circulation lane in the front for improved on-site traffic circulation.

Mr. Kucich said the existing storm water quality will be improved by adding five deep-sump catch basins, and the proposed drainage will connect into an existing Front Street catch basin, which is where storm water currently flows uncontrolled.

Mr. Kucich they will be able to flood proof the new building which couldn't be done with just a renovation. He showed the work area delineated by a red line on the site plan. Mr. Kucich said the outdoor picnic area will be slightly smaller than before and they will be reducing the outdoor seating by 25.

Regarding signage, Mr. Kucich said it will remain the same, and added that they'll clean it up. He also said the utilities will remain the same and there will be an external grease trap.

Dr. Eastler asked about the Front Street access.

Mr. Kucich said that will not be changed. He added that car circulation will be improved with striping and directional arrows.

Mrs. McGraw expressed concern about the Front Street exit and the circulation turn in front, and asked if these will cause more congestion. She also asked if there is a sidewalk in the front of the building.

Mr. Kucich said traffic circulation will improve with striping and directional arrows, which will also help with exiting onto Front Street, noting most people come in the main driveway. Regarding the sidewalk, he said there is one there now and they are proposing a connection to it.

Dr. Eastler said the new cross-over will help people get back onto Front St. vs. the exit onto Main Street.

Mr. Kucich showed front and side view renderings of the re-designed building, adding that the current building is 43 years old.

Mr. King said the new building will be a vast improvement.

Mr. King made a motion to approve the Site Review Application.

Dr. Eastler seconded the motion.

Dr. Eastler said the pavement and the base underneath it on the site is badly deteriorated and he recommended they use geotextile fabric under the crushed stone to keep the clay out of the gravel and prevent heaving.

Mr. Kucich said he'd pass this recommendation along.

Mr. Wright said it looks like a lot of the parking on the Front Street side is gone, and he also asked if there will be handicapped parking.

Mr. Kucich said they will have three ADA parking spaces right up against the building along with four conventional parking spaces, and the parking redesign really helps the whole site.

Mr. Wright asked if the internal fireplace will stay.

Mr. Kucich said, no, they will be taking that out.

Mrs. McGraw said the color on the trim looks like a yellowish lime green.

Mr. Kucich said, no, it will be the McDonald gold color.

Mr. Jordan said he would like to see the design meld into the neighborhood character similar to what Rite Aid did by adding a little trim here and there.

Mr. L. Smith said that Walmart did that too.

Mr. Jordan said if that were done, it wouldn't look so sterile.

Mr. Marceau said he agrees, the building looks a little boxy, and it should be able to blend in with the other buildings in the area.

Dr. Eastler asked about the roof, is it flat or rounded.

Mr. Kucich said it was a flat roof which is needed for the equipment there.

Mr. King questioned the stone-like material of the exterior and asked if it was stucco.

Mr. Kucich said the beige area is cultured stone.

Dr. Eastler said it would have been interesting seeing what students may have suggested for the exterior, but he realizes time is money.

Mr. King declared the Public Hearing over at 8:48.

Mr. R. Davis said the original plan called for reusing the existing sign and asked if there was any thought of installing an alternative sign. He said a McDonalds in Vermont has a sign that is a little smaller is not so garish.

Mr. Kucich said they will be keeping the sign but they will rehab it as it is important to the business as it triggers impulse need by customers.

Mr. R. Davis urged him to reconsider and show an alternative.



Brenda Holman asked if the siding is real brick.

Mr. Kucich said, yes, it is real brick.

Ms. Bourgault said the limestone looks like the old Rite Aid in West Farmington which she doesn't like, and added that she thought the roof was ugly.

Mrs. Davis, speaking not from a Historical Society standpoint, said this is a golden opportunity to improve the aesthetics to create a great entrance to the town by doing something really different and historic.

Mrs. Richards asked will there be an outdoor area for smoking and also mentioned the need for extra trash cans.

Mr. Kucich said there won't be a separate smoking area but they are planning to add extra trash receptacles.

Mr. Peugeot said he supports Mrs. Davis' suggestion and that he likes the new Rite Aid. He also said he likes this plan but would like to see a different façade.

Mrs. Parsons said she has the business on the back side and asked what about the trees and the shed.

Mr. Doyle said the trees that are hanging over the McDonald's property will be pruned and trimmed.

Mr. Kucich pointed out the landscaping on the plans.

Mr. Doyle said the property was surveyed six months ago and the shed is on their property. He added that the parking line won't be changed in the back, and there is a tree on Town property in the front that is dead or dying which he will be asking to have taken down.

Mr. King closed the Public Hearing at 8:57 P.M.

Mrs. McGraw said she didn't like the stone and added that it did not look historic.

Dr. Eastler said it would be educational to look at the historic structures in town, the North Church, the Octagon House, the Titcomb House, etc. to get an idea of other options.

Mr. King asked if they have a plan "b" regarding the design of the building.

Mr. Kucich said, no, they thought the brick with cultured stone would be a nice look. He added they can't change the shape of the building but they could do some minor changes like the parapet.

Mr. King asked, is this it, there are no or compromises or leeway on the design?

Mr. Kucich said they could bring the brick up to the top and do some tile or other detailing.

Dr. Eastler asked about snow on the flat roof.

Mr. Kucich said they said they can't change the roof lines, and will have it shoveled when needed.

Dr. Eastler said he is in favor of the brick, and asked about flood proofing.

Mr. Kucich said they will be flood proofing the building.

Mr. Jordan used Franklin Savings Bank as an example of a desired parapet treatment with a flat roof and added that you wouldn't have to change the shape of the building.

Mr. Kucich said they could add crown molding to the top of the building.

Mr. King asked about exterior lighting.

Mr. Kucich said they will be using LED lights which will be shielded cut offs.

Mrs. McGraw asked if they'd reconsider the façade treatment.

Mr. Kucich suggested brick with a stone cornice?

Mrs. T. Davis said instead of more brick she'd like to see more character such as crown molding, more details, and window trim. She said that would go a long way.

Mr. Kucich said he'd like to wrap this issue up tonight.

Mrs. McGraw asked about franchise requirements.

Mr. Kucich said there are certain materials they can't use, and they can't change the roofline. He continued by saying they can add some details but it has to look like a McDonald's.

Mr. B. Davis asked about the McDonald's in Freeport.

Mr. Kucich said that McDonald's was built in a house, it was not new construction.

Dr. Eastler suggested that maybe they can make some changes and meet next Monday night.

Mr. Doyle said they can go all the way up with the brick, add molding and gooseneck lighting. He said McDonald's likes to have the name on an accent wall. He said they can't change the layout of the building because it is compartmentalized inside and it built for efficiency. He said McDonald's likes brick because they don't have to paint it every year and it's a historic material.

Mr. Jordan said they are not looking for a different building, they would just like some detail changes.

Mr. Doyle said maybe they could make like the McDonalds in Laconia [NH] which is all brick.

Mr. Jordan said they are just looking for a little façade change and it would be great if we could see it. He added brick all the way up would be fine.

Mr. King then called for a vote on the Site Review Application.

VOTE: 4 – Affirmative 4 – Opposed  
Motion denied.

Dr. Eastler made a motion to approve the Site Review as submitted.

Mr. King seconded the motion.

Mr. Jordan said he doesn't want to hold up the project but there a lot of people who are concerned and want this building to look like Farmington.

Mr. Doyle said they agree to brick all the way to the top with a cornice.

VOTE: 2 – Affirmative 6 – Opposed  
Motion denied.

Mrs. McGraw made a motion to approve the Site Review Application with some minor façade modifications.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative 1 – Opposed  
Motion carried.

Mr. King made a motion to approve the Soil Erosion Control/Storm Water Management Application.

Dr. Eastler seconded the motion.

VOTE: 8 – Affirmative None opposed  
Motion carried.

**5. Mark Cook - Bay Communications II LLC/Northeast Wireless Networks [NEWE]  
Construction of a Wireless Service Facility (Cell Tower)  
Located off Titcomb Hill Road – Property owned by Horn, & Co., LLC  
Map R11 – Lot 002  
Wireless Telecommunication Application #15-WT-01  
Soil Erosion Control/Storm Water Management Application #15-SS-03**

Attorney Springer, on behalf of Bay Communication II LLC and NEWE, began his proposal by stating that Bay Communication has prepared, in his opinion, a detailed application and set of site plans. He said he left his large set of plans at home in NH but does have 11" x 17" plans. Attorney Springer said Bay Communications is proposing to construct a 195' lattice tower for the purpose of providing the transmission of radio signals to provide public cellular service. He said the proposed site is located off Titcomb Hill Road which is within the Farm and Forest zoning district, and he added that this is a permitted use in that zone. He said it will be constructed on a one acre back lot of a 29 acre parcel, with 71' of road frontage. He said the tower will be 1,000' from the road which meets the required setback.

Attorney Springer said sheet C1 of the site plans shows a bird's eye view of the compound area, which will be 100' by 100' with a 30' wide easement from Titcomb Hill Road leading to the tower site. He said they will also bring in utilities through the easement area.

Attorney Springer said there will be a set of antennas on the top of the tower and it will be able to host five carriers, though NEWN would be the only occupant now. He said co-location is a good thing as it can limit the number of towers. He said the only utilities on site will be electric and telephone, and there will be no water. He said the tower will not be lit or marked because it is under 200' and not required by the FAA to do so, and that no noise is generated by this type of facility.

Attorney Springer said there will be propane available for emergency power if lost. Regarding vehicular traffic, he said there will be one or two trips per month by technicians to make sure the equipment is running correctly. He said there will be a genset and small turn around area for the vehicles. He said there will be an eight foot fence around the compound per the Ordinance [Wireless Telecommunications Facility Ordinance] and there will be a gate at the entrance of the compound and by the road.

Referring to sheet C2 of the site plans, Attorney Springer said the fall zone is 105%, which is 208'. He said all other required setbacks have also been met. He said the site is dictated by tree height and the antenna will have to be over the tree line for communication. In addition, he said in his opinion the purpose of the fall zone is to exclusively keep tower construction outside of town. He also said he is not aware of any cell tower failure anywhere, not even during the ice storm. He said that lattice construction is very, very strong and during high wind conditions the tower will buckle to decrease the amount of surface area to prevent failure or fall down.

Attorney Springer said if you travel on I-93 or I-95 you will see a tower every few miles. He said if this weren't the case, calls would be dropped. He said back in the 1990's cell phones were hardly popular but today almost everyone has one. Attorney Springer said NEWN is striving for seamless coverage. He said besides cell phone transmissions, the tower will transmit internet for hand held devices.

Attorney Springer said they tried to co-locate, but before you erect a tower you have to receive a finding from the Maine Historic Preservation Commission [referred to as SHPC by Attorney Springer] stating that there will be no adverse effect. Attorney Springer then referred to several letters he gave to the Board members. A summary of the letters are as follows:

- Letter dated March 4, 2015 from David Duplissis, Director of Field Operations and Program Management of Northeast Wireless Networks (NEWN) to the Planning Board:

*"In June 2013, NEWN, through Tilson engaged EBI Consulting, a Burlington, MA environmental engineering firm (EBI), to assist NEWN with Maine Historic Preservation Commission ("MHPC") and related site acquisition matters, including filing and completing SHPO form 620. EBI, at the time of engagement, reminded NEWN of possible challenges associated with co-locating at the 376 Titcomb Hill Road site and noted that based on EBI's prior interactions with the MHPC that adding antennas to the tower could prove to be an issue. In August 2013, EBI shared with NEWN a letter dated March 27, 2009 from the MHPC to EBI regarding the tower at 376 Titcomb Hill Road whereby the MHPC expressly stated - we also conclude that any increase in the tower's height or addition of antennas to the tower or the loss of the foreground vegetation would likely result in an adverse effect."*

- Letter dated March 27, 2009 from Kirk Mohny of the State Historic Preservation Office to Suzanne Derrick, EBI Consultant (regarding the existing tower located at 376 Titcomb Hill Road)

*"The existing 190' wireless communication tower diminishes the integrity of the historic property's setting and feeling. However the visual impact of the structure is mitigated by the following conditions: It's location to the northwest of and off the axial alignment of the farm buildings; the fact that the tower site is surrounded by mature deciduous trees that obscure a significant portion of the structure; the heavy vegetation along Titcomb Hill Road north of the property; the vegetation between Titcomb Hill Road and the front of the house; the topography of the surrounding landscape and the position within that landscape of the buildings and Titcomb Hill Road; and the limitation of the antennas to a single array at the top of the tower. For these reasons we conclude that the existing tower has no adverse effect upon historic properties. However, we also conclude that any increase in the tower's height, or the addition of antennas to the tower, or the loss of the foreground vegetation would likely result in an adverse effect. Thus, we recommend against any further modification to the existing tower or site that would change its visual characteristics."*

- Letter dated November 21, 2013 from Kirk Mohny of the State Historic Preservation Office to Sarah LeVaun Graulty, Architectural Historian, EBI Consultant

This letter states that the Maine Historic Preservation Commission determined that the property at 378 Titcomb Hill Road was eligible for listing in the National Register of Historic Places and reiterates the above contents of the letter of March 27, 2009, and includes:

*"Inasmuch as the proposed undertaking would add a second antenna array to the tower, the project is inconsistent with our previous recommendation and is likely to lead to an adverse effect finding. Therefore, we recommend that the applicant either modify the proposed design to avoid adding a second array as shown in the visual simulations or seek another site that will avoid direct and/or indirect impacts on the property at 378 Titcomb Hill Road or other National Register listed or eligible resources."*

Attorney Springer also addressed other location possible sites and referred to a document prepared by Mark Cook. This document listed several properties in town which were too far away from the identified substantial gap in effective coverage:

- 830 Titcomb Hill Road, Farmington
- 373 Lake Street, New Vineyard
- 211 Perham Street, Farmington

Listed as parcels that were too small:

- Map R-11 Lots 4, 4A, 4B, 4C, 4D, 4E, 5, 7, 7A, and 7B. Map R-11/Lot 10 had substantially lower ground elevation and would require substantially higher tower to address substantial gap in coverage.

Attorney Springer said due to the information in the above documents, they could not co-locate on the existing tower and as also mentioned, other viable sites were ruled out due to zoning issues.

Attorney Springer said that the newly proposed tower will not impact the wellhead protection area. He said the vernal pool or wetland is not within the immediate area of the site or the road. He added that there would also be no effect on wildlife and they have completed phase one of the environmental study. Attorney Springer also said they will comply with MUBEC requirements and added that they will have a removal bond in place, if approved. He said they went through all of the performance standards in the Wireless Communications Facility Ordinance.

Mr. King made a motion to accept the Wireless Telecommunications Facility Siting Application.

Dr. Eastler seconded the motion.

Discussion was then opened to the public and abutter Mike Deschenes said that this would be only 400 yards from the existing tower on my NE corner and now there will be one on the NW corner. He said the landowners are being punished because US Cellular angered MHPC. Mr. Deschenes asked why can't you just co-locate on the existing tower.

Attorney Springer said we can't do that.

Ms. Flanagan said she was opposed to the new tower.

It was also mentioned that there was another tower located on Voter Hill Road but it was stated that was for police, fire, town and emergency services.

Mr. Tracy said there is a vernal pool there approximately 200 SW of the site of the center of the tower. He asked what the different color flagging represented.

Mr. Bourgault said the blue was the leased acre, the orange was the 100' x 100' site, and the pink would be the location of the tower.

Mrs. McGraw said she believes there is a bill in the legislature that states if a path is established in the vicinity of a vernal pool, you can use the path.

Mr. B. Davis said are three landowners in the area, Bonney Woods, the FVC, and the Horns. He said people have used the recreational trails there for years. He said the Horn family has always let people use their property. He said this will have a major impact on recreation in the area. He said Powder House Hill is right in your face when coming into town. He said there was another tower proposal right in the downtown and the company provided renderings of what it would look like and explored different designs for it to look like a chimney. He asked would it be possible to see what this would look like from coming from all directions. He stressed that we need to see what it will look like before it is approved. He also recommended a site visit to check out the vernal pool and to confirm that the setbacks are adequate.

Ms. Richards suggested that it could be designed to look like fake tree.

Mr. Deschenes asked what would happen if you co-locate on the existing tower.

Attorney Springer said that is illegal.

Mr. Broderick said there is also a tower on Voter Hill Road and asked if that was that considered. He said this proposal will take away from Bonney and Flint Woods.

Mr. Bourgault said they tried to co-locate on that tower.

Ms. Horn said the Horn family has owned that property for 40 – 50 years and has paid taxes on it. She said the family allowed everybody to use it, and added that they could have sold it or developed it instead. She said the cell tower would be a very modest income and as far as aesthetics go, you wouldn't see most of it because of the dense forest. She said maybe the company could camouflage the tower.

Attorney Springer said these towers are now ubiquitous.

Mr. Andrews asked if it be visible from the farm property on top of the hill. He also asked what efforts were made to determine if there is a vernal pool within 250 setback. He said he knows people who walk that land and know there is a wet area there.

Attorney Springer said this is going through SHPO, and they also checked on the vernal pool issue.

Mr. Tracy said many vernal pools such as the one on this lot that are not mapped.

Mr. Deschenes asked if SHPO knows where you're locating.

Attorney Springer said, yes.

Mr. Wright said it was stated that there will be a generator and propane tank on site and asked how many deliveries there would be to the tower site.

Attorney Springer said two deliveries a year and there would be no problem getting to the site.

Mrs. McGraw asked if the Board should contact MHPC and ask them to change their mind.

Referring to the letters he previously presented, Attorney Springer said he felt they won't change their minds because US Cellular built without their permission.

Mr. Jordan said we need to have approval from the MHPC before we make any decisions.

Mr. Kaiser said he'll discuss this with the Town Manager regarding a possible opinion from Town Attorney Frank Underkuffler.

Mrs. Tracy agreed with Mr. Jordan that we need to get approval from the MHPC first.

Mr. L. Smith said, besides getting that approval, we need clarification of the vernal pool and its significance.

Mr. Marceau agreed with Mr. L. Smith and that it should be SHPC approved.

Mr. King said regarding aesthetics, we need a visual. He said it would be nice to see what this will look like from all angles and expressed a need for a balloon test in order to establish a visual perspective.

Dr. Eastler said this site is approximately 1,000' above sea level. He also said if Mr. Tracy says there's a vernal pool, he believes there is.

Attorney Springer said it would take three weeks to schedule a balloon test and to do photo simulations.

It was the consensus of the Board to table this agenda item for the April 13, 2015 meeting.

There being no further business the meeting adjourned at 10:45 P.M.

Minutes respectfully submitted by Jane Ford.



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Planning Board

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Date