



# Town of China

571 Lakeview Drive; China, Maine 04358  
(207) 445-2014 info@chinamaine.org

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Planning Board Meeting  
January 28, 2020  
Begin 6:30 PM

*Approved by Planning Board by a vote of 4-0 on February 11, 2020*

Board members in attendance: Tom Miragliuolo, James Wilkens, Randall Downer, Natale Tripodi

Board members not in attendance: Toni Wall

Attendees: Jamie Nicols, Al Hodsdon, Mary Grow, Brent Chesley

Code Enforcement Officer William Butler present

Board meeting opened by Chairman Miragliuolo  
Pledge of Allegiance to the American Flag

## **Review/Approve Minutes of January 14, 2020 Meeting**

- Chairman Miragliuolo motioned to postpone approval of minutes to February 11, 2020 meeting
- Comprehensive Plan draft circulated. Chairman Miragliuolo advised biggest thing growth area is around China Village. He states he has been attending meetings and Augusta is employing more China residents. He states they are looking to have ready for April Town Meeting or June election (primaries). Chairman Miragliuolo states the intent is to have state review before town vote, which would be the ideal. He advises that State has a checklist and they are in the process of trying to complete checklist. Chairman Miragliuolo explains it takes about 45 days to review, 35 business days to determine if is complete or not complete, then 10 business days to review future land use plans. Chairman Miragliuolo states they will need a meeting or 2 to discuss. He advised is not a ready draft since there are sections still missing.

## **Discussion/Review of Jamie Nicols Conditional Use Application for self-storage facility located on the Vassalboro Road (Map 16, Lot 030-A)**

- Chairman Miragliuolo advised that the questions were answered and the map shows updated wetlands. Board Member Wilkens motions that the application is complete. Board Member Downer seconds the motion. All in favor. No further discussion
- CEO Butler advised that abutter notifications were made on 1-17-2020.



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- Mr. Hodsdon explained that property is not far from intersection of rt 3 and is a 2.5-acre parcel. He provided a map of predevelopment showing update wetlands. Mr. Hodsdon states they needed to adjust the layout of the site plan in order to move away from wetlands. They do have a DOT entrance permit to access land. Per Mr. Hodsdon, the holding tank information needs to be revised and would require a Tier 1 protection permit. He states they will have amendment to the existing stormwater permit. Traffic is one way in one way out, with spaces for parking with 2 in the front, near the office and 9 in the back. CEO Butler states he is more concerned with 2 parking spots in front, near office, not being 10 ft wide. He recommends widening. Buildings are steel frame buildings that are all metal including walls per Mr. Nichols. They will have down casing lighting. CEO Butler questioned how classified by IBC? Mr. Nichols states they cannot have flammable items in storage units. Board member Wilkens inquired into handicap parking and being ADA accessible? Mr. Nichols confirmed will be ADA accessible. Board Member Wilkens suggested making one parking spot near office handicap, since the public uses
- Chairman Miragliuolo requested explanation of letter regarding phosphorous control “slightly exceeds standard”. Mr. Hodsdon states will be changing by having less pavement and with phosphorous loading after the pond. Mr. Hodsdon explained they were given credit for treating. Board Member Wilkens inquired into maintenance schedule for the ponds and advised needs to be done. There was an extensive discussion regarding the formula and the calculations done by the DEP regarding phosphorous. Mr. Hodsdon advised they will maintain a limited buffer allowing grass to grow and mow only twice a year. Board Member Wilkens questioned the maintenance on the filter? Mr Hodsdon advised is every 5 years and will be in the application for DEP. CEO Butler reiterated it would be good to have in local permit as well. Board Member Wilkens suggests the Board can make a condition. Mr. Hodsdon advised that they are working on natural resource permit and getting amendment to stormwater permit. There was discussion regarding the septic system revisions and the well location.
- Mr. Nichols explained larger building will be climate controlled and pin pad protected which will also be the location of the main office. CEO Butler inquired if there would be pod storage? Mr. Nichols advised there would be. CEO Butler explained they will need to designate some space on the site as pod storage. CEO Butler questioned if lighting will meet the energy code because the specifications are needed for the building permit.
- Chairman Miragliuolo asked CEO Butler if there has been any correspondence from abutters. CEO Butler advised there has not been any correspondence. Chairman Miragliuolo questioned if they needed a public hearing? Motion made by Chairman Miragliuolo public hearing not necessary. Board Member Wilkens motion. All in favor. No further discussion. Board Member Wilkens states he will not vote for a permit that is over on phosphorous and he wants to wait for DEP. He states the permit needs to meet all specifications and they can do all at once. There was further discussion on phosphorous calculations. Board Member Wilkens feels DEP permit is needed on phosphorous loading is over ordinance. CEO Butler posed the question to the Board that what if DEP approves as is? Will this be a problem? Chairman Miragliuolo reiterated that cannot exceed ordinance. CEO Butler questioned if it would be reasonable to tweak impervious



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to get below? Board states yes, that would be reasonable since they made Dollar General tweak. Board Member Wilkens feels DEP might help them.

- Chairman Miragliuolo explained there are 2 ways to go: they can start the criteria and get to no or they do not start criteria? Board Member Wilkens advised that if they get to a no, the permit would be done and must have a whole new project. Board states phosphorous is an issue and Board Member Wilkens states application is still valid if not reviewed. Chairman Miragliuolo advised they will table until received DEP permit. He states Mr. Hodsdon and Mr. Nichols can notify CEO Butler when they are ready to come before the Board again. Board Member Wilkens motion to table the application, Board Member Downer seconded motion. All in favor. No further discussion.
- CEO Butler advised they are getting ready for Phase 2 of Causeway project. He explains Town manager Heath and himself met with Mark and Josh Platt. CEO Butler determined they will need 3 permits. There is question if it would it be new or an amendment to the previous approval? Board Member Wilkens advised is all part of the same project. He continues that it was approved by Town for TIF and really is just 1B of the project.
  - Mark advised they are looking at a shoreline stabilization. They will run ready rock down to boat landing. The walkways are made from blue stone with steel guard rails coming down and will have wood reinforcement. Board Member Wilkens advised will be a gradual slope and will have railing on lake side. Mark explained that the ready rock has texture which helps keep from eroding and the blocks will be dug in, will have riprap around. Mark explained they will have grading behind creating a small buffer zone that will not be going into resource. It is part of DEP permit. Board Member Downer questioned the high-water mark for the project. Mark explained the project has been scaled back from original application. Board Member Wilkens added they are just replacing. Mark advised that they are adding mats to end of launch to prevent boats from forming a hole. They are currently looking to start in the Fall since the bird habitat has restrictions for timing of construction. Board Member Wilkens advised that the bridge was part of the project as per the TIF approval and they have minutes from the meeting. Chairman Miragliuolo states he would like to find the original application. There was discussion on the contents of the original application. Board Member Wilkens advised to look at TIF committee and he is confident application was approved for entire project.

## **CEO Report**

- CEO Butler advised the Board that the Solar array individuals have delivered their applications for the 2 sites. CEO Butler questioned if the Planning Board could do a site walk prior to the 2-11-2020 meeting? Chairman states is up to the board and if there is any interest. There was discussion regarding which site and date and time. The Board decided on the Arnold Road location, on February 8<sup>th</sup>, due to interest in the wetland impact. CEO Butler advised he will reach out to Kevin and will get out notices to abutters. He will also find out – the entrance where they should meet.



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- CEO Butler advised that he has issued 16 permits, which is a surprising amount for this time of year. He states has had 3 new homes, one replacement house, 3 home occupations and some accessory structures. CEO Butler concludes it looks like it will be another busy year for construction.

## **Future Schedule and Adjourn**

Next Planning Board Meeting: February 11, 2020

Motion to adjourn meeting made by Board Member Wilkens.

Motion seconded by Board Member Downer

There was no further discussion and the motion to adjourn was unanimously approved.

Respectfully Submitted,  
Dawn Kilgore  
Planning Board Secretary