

## Town of Washington

Planning Board Summary

June 22, 2012

Attendants: Steve Ocean (Chair), Deb Dean, Seth Anderson (Alt.), Corey Fortin (CEO)

Absent: Kate Grinnell (VC/S), Erick Anderson (Alt.), Ezra Casas (Alt.), Sarah Collins

Public Attendees: Wes Daniel, Craig Coolidge

Meeting Opens at 7:00 p.m.

Public Hearing re: Summit Geoengineering;

Craig Coolidge (Co-Owner Summit Geoengineering) presents the proposed project at 64 Augusta Rd for a 70' x 60' metal building that would house machinery for the civil Geotech consulting firm. Summit Geoengineering has two locations, currently operating out of Rockland and Lewiston. Mr. Coolidge has received his MDOT permit for driveway, has an approved septic design, and has contracted with Maine Coast Construction and/or Mishka North Plumbing and heating for the proposed build. The building is a pre-engineered package, and the septic plans will be a large enough system to accommodate potential future growth. The property was purchased in January 2021, Mechanics Savings Bank is financing the project, Mr. Coolidge will be acting as holding company to protect assets.

Wes Daniel asked Mr. Coolidge about the proximity to abutters. The build will be 100' from the edge of Rt.17 and the closest neighboring property will be approximately 60' from one of the corners. The lot possesses 660' of frontage on Rt. 17 (a.k.a. Augusta Rd.). The access to property will be designed in such a way as to allow a commercial size truck and trailer to be able to turn around and re-enter traffic safely.

With no other public comments or questions the public hearing closes at 7:17 p.m.

Seth Anderson has been briefed on the project and will be a voting member on the matter. Steve Ocean, Deb Dean, and Seth Anderson participated in an onsite review of the property prior to attending the public hearing and Planning Board meeting.

Findings of Fact re: Summit Geoengineering;

Steve Ocean motions to accept that the lot lies within rural commercial district and the farm and forest district. Deb Dean 2<sup>nd</sup>, all in favor none opposed, the property districts have been approved.

Article VII General Standards;

Section 1: Environmental

Septic design has been approved, property will have an approved well, installed by a licensed contractor. There are no water bodies that fall under the chapter 502 designation (endangered by development), and it is not in a significant sand and gravel aquifer area as determined by the State of Maine Geological Survey.

Deb Dean motions to approve based on findings and applicants' statements. Seth Anderson 2<sup>nd</sup>, all in favor, none opposed, Section 1 is approved.

## Section 2: Abutter Protection

LED lighting will not interfere with abutters or contribute to road glare. Noise will be limited to loading/unloading of equipment and buffers will be maintained in compliance with town ordinances.

Seth Anderson motions to approve Section 2, Abutter protection. Steve Ocean 2<sup>nd</sup>, all in favor, Section 2 is approved.

## Section 3: Lot Access

Applicant has obtained permit from the Maine Department of Transportation for new access.

Steve Ocean motions to approve based on findings. Seth Anderson 2<sup>nd</sup>, all in favor, Section 3 is approved.

## Section 4: Historic and Archaeological

Proposed site is not in any recognized historical or archaeological areas.

Steve Ocean motions to approve Section 4. Deb Dean 2<sup>nd</sup>, all in favor, Section 4 is approved.

## Article X

### Miscellaneous:

This Article is not applicable for the proposed project.

Deb Dean motions to approve as not applicable, Steve Ocean 2<sup>nd</sup>. All in favor, This Article is not applicable.

## Article XI

### Section 3: Site Plan Review

3 planning Board members have viewed the site and have determined that no independent review is necessary.

### Section 6: Utilization

Use of property is appropriate and in compliance with town standards. Applicant will comply with the conditions from MDOT permit. The site will be handicap accessible but there is no retail traffic proposed at the moment.

Steve Ocean motions to approve the Sections of Article XI based on the findings. Seth Anderson 2<sup>nd</sup>, all in favor, Article XI approved.

Deb Dean motions to approve the project based on the findings and the applicants' statement. Seth Anderson 2<sup>nd</sup>, all in favor, none opposed. The Summit Geoengineering project is approved to proceed. Steve Ocean informs applicant that once the final approval is signed, all documents must be registered with the Knox County of Deeds.

Deb Dean motions to adjourn, Seth Anderson 2<sup>nd</sup>, all in favor. Meeting adjourned at 8:10 p.m.

Respectfully submitted,  
Kelly Hassanein