

Town of Washington

Planning Board Summary

June 7, 2022

Attendance: Erick Anderson, Seth Anderson, Micah Nelson (Alt), Steve Ocean (Chair), Corey Fortin (CEO)

Absent: Samuel Collins, Kristi Grant (Alt.), Kate Grinnell (VC/S)

Public Attendees: Gary Achorn, Tim Jackson, Reggie Burns Jr., Wes Daniel

Public Hearing Tim Jacksons Salvage:

Hearing opens at 7:02 p.m.

Steve Ocean asks the applicant for copies of the map for the Board to review. Gary Achorn distributes the maps and explains that Tim Jacksons Salvage has been experiencing a surge in business and would like to store the overflow awaiting processing on a 200X200 sq ft area located on the property. Reggie Burns Jr. has not seen the proposed property but is concerned about potential noise. Mr. Burns also had questions about the time vehicles would be stored and any possible negative effects that it might have on ground water. Tim Jackson said that on average a vehicle can be processed in about two weeks. The current hours of operation are Monday -Friday 7 a.m.-4 p.m. and Saturday 7 a.m. to 12 p.m. Micah Nelson asked if the proposed additional space would accommodate the overflow. Gary Achorn said the entire area would be enough space for the needed storage and parking for the large trucks. The map given out by applicant shows 300 feet to the closest abutter and a treed berm surrounding the entire working area should provide enough protection to neighboring properties. Steve Ocean asked if the applicant was fully permitted for current operations. Tim Jackson stated that he was, and Wes Daniel confirmed that the permit was up to date.

Public Hearing closes at 7:15 p.m.

Planning Board Meeting starts at 7:18 p.m.

Erick Anderson motions to approve the May summary. Seth Anderson 2nd, all in favor, none opposed, the May summary is approved.

Findings of Fact, Tim Jacksons Salvage:

Steve Ocean said that the only item that had been missing was the map that was now presented with the Findings and had been included in the pre-application. The Planning Board reviews the submission check list for completeness. Erick Anderson asks the applicant if the setbacks documented exceed the requirements. Gary Achorn said that they do. Steve Ocean asked for a copy of the deed be attached to the finalized application. Corey Fortin confirms that the submission checklist and application were complete, and Findings could be reviewed.

The property is located at 129 Augusta Rd, Washington Me. It currently operates as a salvage yard.

Planning Board agrees that the property lies within the Commercial District.

Article VII General Standards:

Environmental;

Applicant has agreed to follow all MDEP standards, no wells, plumbing, or additional utilities proposed. The applicant also stores waste oil in the building on cement for their clean burn furnace. Storm water will be managed with berms. A tree buffer surrounds the perimeter, no timber harvesting proposed.

Steve Ocean motions to approve Section 1 Environmental based on the applicants' statements and submissions. Micah Nelson 2nd, all in favor, none opposed, Section 1 Environmental is approved.

Section 2. Abutter Protection;

Applicant agrees to follow MDEP standards, no new lights or signs proposed. Proposed buffers comply with standards. Hours of operation comply with noise standard.

Seth Anderson motions to approve Section 2. Abutter Protection based on applicants' statements and submissions. Micah Nelson 2nd, all in favor, none opposed, Section 2. Abutter protection is approved.

Section 3. Lot Access;

Applicant will use existing MDOT approved access

Section 4. Historic and Archeological Sites;

Proposed expansion is not of historic significance.

Seth Anderson motions to approve Section 4. Erick Anderson 2nd, all in favor, none opposed, Section 4. Historical and Archeological sites have been approved.

Article X Miscellaneous Standards

Applicant operates metal salvage and is relevant to section 3 and 4 of miscellaneous standards pertaining to automobile recycling, junk yard operations, and accumulation of debris.

Erick Anderson motions to approve Article X Miscellaneous Standards due to applicants' statements and submissions. Seth Anderson 2nd, all in favor, none opposed, Article X Miscellaneous Standards are approved.

Article XI Site Plan Review:

Site will be used for metal salvage.

Seth Anderson motions to approve Article XI Site Plan Review. Micah Nelson 2nd, all in favor, none opposed, Article XI is approved.

Section 3. Review and Approval;

Pre-application was held on 5/10/2022. There will be no additional traffic burden to the area. All standards will be met. Micah Nelson motions to approve Section 3. Review and Approval. Steve Ocean 2nd, all in favor none opposed, Section 3 is approved.

Section 6. Approval Standards and Criteria;

All standards have met.

Old Business:

Corey Fortin CEO is working on the amendment letter for the Borego Solar project and will be made available for signatures.

New Business:

Corey Fortin CEO states there will be a minor subdivision pre application for the July meeting. The applicant is facing difficulty with obtaining MDOT approval for the access into proposed lots.

Pertaining to the voting scheduled for June 14th the ballot issue regarding the proposed ordinance changes to include Event Center will be done by districts separately.

Respectfully submitted,
Kelly Hassanein

