

Town of Scarborough

Planning Board

TUESDAY
October 13, 2009

AGENDA

1. Call to Order (7:00 P. M.)
2. Roll Call
3. Approval of Minutes (September 21, 2009)
4. Inverness Medical requests sketch plan review for addition of 22,000 square foot warehouse space to existing site at 10 Southgate Road in the Scarborough Industrial Park
5. Administrative Amendment Report
6. Town Planner's Report
7. Correspondence.
8. Planning Board Comments
9. Adjournment

NO NEW ITEMS SHALL BE TAKEN UP AFTER 10:30 P. M.

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TUESDAY
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MINUTES

Members Present

Mr. Chamberlain
Ms. Littlefield
Mr. Mazer
Mr. Thomas

Staff

Mr. Chace, Assistant Town Planner
Ms. Logan, Recording Secretary

1. Call to Order

Ms. Littlefield called the meeting to order at 7:00 P. M.

2. Roll Call

The Recording Secretary called the roll; Ms. Auglis, Mr. Fellows and Mr. Paul were absent. Ms. Littlefield authorized Mr. Mazer to vote.

3. Approval of Minutes (September 21, 2009)

Mr. Thomas moved to approve the minutes of September 21, 2009; Mr. Chamberlain seconded.

Voted 4-0

4. Inverness Medical requests sketch plan review for addition of 22,000 square foot warehouse space to existing site at 10 Southgate Road in the Scarborough Industrial Park

Mr. Chace stated that the existing building was a mix of laboratory, office and warehouse space and the applicant proposed an addition of 22,000 square feet of warehouse space. He stated that the DEP permit needed to be amended. He stated that there were staff comments.

Mr. Ryan Senatore, of TFH Architects, stated that the existing building was 88,000 square feet including 6,000 square feet with a second tenant. He stated that they would shift the parking to the rear and expand into the existing parking lot; he stated that there would be new truck loading docks accessed by a secondary entrance in the rear and the main entrance would be for employee use. Mr. Senatore stated that they would extend three-phase power to the rear with a new transformer. He stated they had added a courtyard for their employees and would transplant some existing trees and maintain as many as possible. Mr. Senatore stated that the building skin would be a gray metal as is the existing building; he stated that there would be a roof access enclosure and a new cooler unit. He stated that lighting on the building would be full cutoff fixtures and they would relocate some of the existing parking lot lights which would also have full cutoff fixtures. He stated that there would be a few new employees but there would be no major staff changes; he stated that they had applied to the DEP for their amended permit.

To questions from Mr. Chamberlain, Mr. Senatore replied that there were an existing 347 parking spaces, including those in the lot across the road, and they would lose about 20 spaces; he stated that the requirement for the uses was 321 spaces. He noted that the parking across the road was seldom used. Mr.

Senatore stated that the tenant had their own parking near their entrance. To a question from Mr. Chamberlain, Mr. Senatore showed the Shoreland Zoning line and stated that there would be no building within that setback. He stated that at least one tree would be transplanted and they would consider the others depending on their size; he stated that construction time would be next spring. Mr. Chamberlain stated that he would like to see some of the trees transplanted into the green space near the new parking area. Mr. Thomas asked that the applicant show the trees that could be relocated and a color plan of the façade. He stated that the Board liked full cutoff lighting and should see that on the plan. Mr. Thomas stated that the new traffic pattern in the rear was good.

Mr. Mazer asked about the outdoor refrigeration; Mr. Senatore replied that it was a large cooler for storage and was too high to fit in the building. To a question from Ms. Littlefield, Mr. Senatore replied that the exterior finish of the cooler was aluminum and would be similar to the building color. Ms. Littlefield asked that the building and cooler material be shown at the next meeting. To a question from Ms. Littlefield, Mr. Senatore replied that the neighbors were a truck terminal, warehouse condominiums, other industrial uses and a vacant property. Ms. Littlefield asked for a site plan with better building elevations, full cutoff lighting with a photometrics plan and a full landscaping plan. Mr. Chace read an e-mail from Mr. Fellows regarding landscaping, trees and the photometrics plan. Ms. Littlefield asked that the new transformer and landscaping be shown. Mr. Chamberlain asked that the applicant present a photo of the parking lot across the road to show its condition. Mr. Senatore stated that it had been recoated with tar and restriped several years ago and was seldom used.

5. Administrative Amendment Report

There was no report.

6. Town Planner's Report

Mr. Chace noted that on Wednesday, October 14, 2009, there would be a Town Council workshop with the Payne Road Traffic Study Committee. He stated that the Planning Board members were welcome to attend, though the workshop was between the Council and the Committee.

7. Correspondence

There was no correspondence.

8. Planning Board Comments

To a question from Mr. Chamberlain, Mr. Chace stated that Mr. Bacon knew more about timing of the Payne Road project, but the Committee was making its recommendation to the Town Council for their review. Mr. Chamberlain asked whether approved projects had a limited amount of time for completion; Mr. Chace replied that an approved site plan had to have substantial start within one year, at which time the Town Planner could extend the approval for another year, but after that it would have to be reapproved by the Planning Board.

Mr. Mazer stated that he would like to know what happened to projects that had been approved by the Board.

9. Adjournment

The meeting was adjourned at 7:25 P. M.