

Alna Planning Board Minutes

Date: March 5, 2019

Call to Order: 6:30 pm

Present

Members: Peter Tischbein, Beth Whitney, Tom Albee

Public: Jason Lamontagne, Maranda Nemeth, Tom McKenzie (CEO)

Press: none

Minutes: Minutes of February 5, 2019 meeting approved as presented

Business:

1. Jason Lamontagne - Addendum to WW&F 5-Year Plan

Two opportunities came up since the 5-year plan was approved last spring.

1. A pavilion (covered but not enclosed) has been given to them by Maine Maritime Museum (they had to take it apart to get it for free) to "cover" special events at Alna Center for which they now have to rent a tent.

2. They need an extension of the coach barn to accommodate storage of cars from the Maine Narrow Gauge Railroad Museum from Portland (they are being evicted from their current accommodations). This will be a long-term arrangement and they would like it to become more of a public space in addition to simple storage so people can see the collection.

The Board determined that no site plan and no public hearing would be needed because these changes will not require additional signage or parking. There will be no added noise (i.e. train whistles) and use of the Averill Road will be restricted to vendors. Patrons going to an event in the pavilion at Alna Center will be using the train to get there. Pete made some suggestions regarding amendments to the letter and drawings. There are still building permits to obtain.

Moved & seconded to approve the addendum as amended - motion passed

Jason will get the amended version of the letter and drawings to Beth tomorrow.

2. Maranda Nemeth - Head Tide Dam project - Maranda took us through the materials she left at the Town Office for us & sent us via e-mail.

There was a bit of confusion over who is really the applicant (Town of Alna or Atlantic Salmon Federation) - DEP says it has to be the Town

Access to site across Ron Colby's land is problematic. Having it would make things easier but it doesn't look like they're going to get it.

Plans include:

1. Improvements to parking area (stabilize, work on entrance & exit, add some gravel - no impervious surfaces, no enlargement).

2. They will stabilize the trail access to get to the water. There will be stone steps. They will prop up the old granite foundation of the mill for historical and stabilization purposes.

3. The old kiosk will be replaced.

4. Site enhancement includes a gentler slope with a wall at the bottom to reduce erosion. There will be crushed stone behind the wall at the bottom of the slope so that the wall will stay intact.

5. They are compiling a species list for replanting and will be using local contractors (Chris Cooper for landscaping - no cultivars!) Afterward they will reseed and plant shrubs & trees. Landscape will be naturalized to minimize maintenance.

6. They will be using a silt fence plus a turbidity curtain to minimize what gets into the water. They will not be working during summer storms.

7. There will be preconstruction & weekly meetings. Maranda will be there every day. Matt Bernier from NOAA (the lead federal agency for this project) will be there every week.

8. There are lots of permits to get, which are all in the works.

9. Plan to start on July 15 and be out of river by the end of September.

Next steps:

1. Need Shoreland Zone approval for work in resource protection zone. - later

2. Tree removal - Maranda explained why they will need to remove a little more (52%) than what our ordinance allows (40%) of the trees > 4" diameter

Moved & seconded to waive the dbh cutting limitation in section "15 o" of the Shoreland Zone Ordinance, given the proposed replanting scheme. Motion passed.

3. Fees - the budget is tight because all of the bids came in above expectations. It was moved & seconded to waive the Shoreland Zone tree-cutting fee, clearing of vegetation fee & building permit fee. Motion passed. The \$50 fee for planning board review was not waived

4. In the end there will be an approval letter from us in addition to the signed permit from Tom McKenzie (CEO)

3. Tom McKenzie (CEO) - State standards for timber harvesting

1. We would not be losing anything unique to our Town if we go with the Statewide Standards. Various numbers would change a bit (percentages, diameter of trees, square footage of canopy etc.)

2. Process: Repeal & replace at June Town Meeting, public hearing in May. Tom will invite a state forestry person to explain it at the public hearing and will explain it himself at the Town Meeting

3. When we repeal "Section N. Timber Harvesting" in our Shoreland Zone Ordinance and replace it with language saying that we are using the Statewide Standards (which did not exist when we updated the Shoreland Zone Ordinance) we should also include some use-friendly language explaining things like Pinkham Pond being a great pond etc. Moved & seconded to take this to the June Town Meeting. "This" being to repeal our section N and replace it with the Statewide Standards. Motion passed.

4. Other - Tom had some questions about the status of the Old Sheepscot Road.

Next Meeting: April 2, 2019 - Planning Board Procedures Workshop put on by the Mid Coast Economic Development District at 6:30. We will be at the Fire Station since there may be other Planning Boards in attendance and other Town Officials need to be invited (Selectmen, CEO, Appeals Board). We may have to gather early if there's other business. (We won't take anything more than an easy business permit or 2)

Adjourn: 8:25 pm

Respectfully submitted,

Beth Whitney
Planning Board Secretary