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**OGUNQUIT ZONING BOARD OF APPEALS  
SITE VISIT MINUTES  
APRIL 1, 2016**

**CALL TO ORDER** – 9:00 A.M.

Members Present: Jay Smith - Chairperson  
Peter Griswold – Secretary  
Doug Mayer  
Jerry DeHart (1<sup>st</sup> Alternate)

Members Excused: Glenn Deletetsky - Vice Chair  
Mike Horn (recused from hearing this application – see March 10,  
2016 Zone Board Minutes)

Also present: Scott Heyland, Code Enforcement Officer  
Phil Pickering, Ogunquit Sewer District Superintendent  
Helen Horn, Ogunquit Sewer District Trustee  
Approximately a dozen interested parties

Mr. Smith noted that a quorum was present.

**OGUNQUIT SEWER DISTRICT – 5 Marshview Lane – Map 10 Block 53 – Resource Protection District (RP). Variance Appeal Under Article 5.2.B.1.a – Request to increase lot coverage over the maximum of zero percent allowable in the Resource Protection District.**

Mr. Pickering distributed revised site plan images indicating a change to the proposed plan. Due to the cost of the new structure and concerns from the public the proposed administration building has been reduced by 1/3 in size narrowing it by approximately 12 feet. They have also reduced the proposed handicapped ramp configuration.

Mr. Pickering pointed out a leveling rod he had extended to approximately 25 feet. He noted that this would be the new height of the existing building if the variance is not granted and they have to add an additional story to the existing structure. He pointed out that such an increase in

height of this building would be very visible from the beach and the homes across the Ogunquit River, and would still not meet all their needs.

He pointed out the four “digesting tanks” one of which is empty and being used as an emergency stormwater collection tank. He noted that water runoff is collected and allowed to settle out in this tank before it is pumped back into the system for processing and cleaning.

Mr. Pickering explained that after material is fully cleaned and processed, the solids are taken away to a facility in Maine to be used as fertilizer. The cleaned liquid component is piped ½ mile offshore and dispelled into the ocean.

Mr. Pickering led a tour of the existing treatment facility. He indicated the outdoor treatment tanks and existing buildings which are protected on the ocean side of the property by a steel sea wall. This wall, which runs the length of the facility, will protect it from most major storm surges.

The Board moved into Mr. Pickering’s Office which also serves as a conference room, file storage area, and houses the electrical panel which monitors operating systems for the facility. He noted the importance of having this space on-site in order to keep tabs on the facility and so that staff will be immediately aware of, and able to respond to, any emergency situations.

Mr. Pickering indicated a marker on the wall which illustrated a possible three foot flood level. He pointed out that water at this level would impact the electrical monitoring panel which could take the entire system offline.

The group next moved into the office of the Administrative Assistant, who will also function as the Safety Manager. Mr. Pickering noted the small size of the current space and the fact that two people often work there. He pointed out the stacks of file boxes which hold sewer files and records. He stressed the importance of expanding this space in order to protect existing files and allow for more effective customer service and facility operations.

The Board next moved to the basement area which houses working pumps and other in-use equipment. Mr. Pickering pointed out several ventilation and pipe entrance cuts which would, in the case of a severe storm water event, allow water to pour into this area. This would have the potential of taking the system offline which could result in contaminants entering the surrounding ecosystem.

The group next viewed the onsite laboratory, which Mr. Pickering indicated is much too small for more than one person to work at a time. He pointed out the limited counter space for testing, and indicated that this activity needs to be expanded, however the current facility does not provide enough space.

The group also toured the pressing room and the chemical storage facilities. Mr. Pickering pointed out safety measures and emergency management plans and noted that these areas are at risk from severe storm effects. He stressed the need to get all the electrical and mechanical equipment moved to higher elevations within the buildings.

Mr. Pickering indicated that the existing structure, which houses the laboratory, pressing room, chemical room and one pump room, was built in the 1990's and contains a cement protection wall to keep most extreme high tides at bay. He noted that the other existing structure; which currently houses his office, the office of the Administrative Assistant, electrical monitoring panel and the basement pumping room are all located in a structure which was constructed in the 1960's and are at risk for flooding.

Mr. Mayer asked if the parking area around the existing buildings has ever flooded.

Mr. Pickering responded that he has been with the Sewer District for 30 years and he has never seen the parking lot completely flood. The same cannot be said for Furbish Road. However water has come right up to the edge of the parking lot. He added that there is the danger of the beach parking lot, or sewer treatment facility access road flooding and the facility being cut off from access from the mainland. Should this occur it is vital that staff and monitoring facilities be onsite. This is another reason for the need to have the proposed structure located as close as possible to the treatment facility.

Mr. Griswold asked what the cost would be to move the entire treatment facility to another location at a higher elevation.

Mr. Pickering responded that there are plans to move the treatment facility in the next 25 years +/-, at a cost of approximately \$28,000,000. This move will also necessitate the enhancement of existing pumping stations which are in critical flood zone locations.

At this time the Board moved to the site of the proposed structure.

Mr. Pickering indicated four orange cones which were placed at the corners of the originally proposed structure, he also pointed out several orange flagged stakes which were placed at the corners of the proposed amended and reduced structure.

Mr. Pickering pointed out that the proposed reduced structure will save several additional trees. It will also allow them to move the structure closer to the existing roadway which further shields the building from being seen from the beach.

Mr. Mayer asked if the trees to be removed are on any endangered or critical list.

Mr. Pickering responded that they are not endangered, however the Ogunquit Comprehensive Plan does call them "unique to the area".

Mr. Smith agreed that the Comprehensive plan calls this a "critical area". It does not indicate that the trees are "endangered".

Mr. DeHart confirmed that the changes to the plan have reduced the size of the proposed structure; and he asked if the changes reduce the lot size as well.

Mr. Pickering responded that they do. The original plan called for 120'x120' project dimensions. This has been reduced to the width of two modular units (it was originally three modular units).

He noted the location of the proposed structure indicating the location of five parking spaces and that the plan calls for the removal of approximately 10 trees and some low growth vegetation.

Mr. Mayer asked about the height of the new structure.

Mr. Pickering stated that the building will be elevated approximately 7' above ground level to allow for water and sand pass through, and so they can utilize the open under structure space. The total building height will be 25 feet. He added that the new design has a less severe angle to the roof. This was done to further reduce its visibility from the beach and abutters.

Mr. Griswold asked when the revised plans will be submitted.

Mr. Pickering responded that he would have the plans for the April 7<sup>th</sup> meeting. He added that the documents he distributed at the beginning of this Site Visit include the amended proposed building footprint.

Mr. DeHart asked if the applicant proposes planting new trees and if so if the removed trees could be relocated.

Mr. Pickering responded that they do intend to plant trees and he agreed to look into relocating the existing trees.

Mr. DeHart asked if they have looked into the use of a handicapped lift instead of a ramp.

Mr. Pickering responded that they are looking into this.

Mr. Mayer asked if the construction of the new building would extend the SG Zone replacing the current Resource Protection Zone.

Mr. Heyland responded that the site was zoned as RP because it was not developed. Developed sites were zoned as Shoreland General Development 1. If the proposed construction is approved the site will remain in the Resource Protection District with a variance allowing the new construction.

Mr. Smith encouraged the Board members to review the Comprehensive Plan completely. He stated that there are many sections throughout the Plan which address trees, soil, and replanting.

Mr. Pickering agreed and added that the Comprehensive Plan also addresses the need for supporting the local sanitary district and their need for protecting the environment.

Mr. Dehart asked about the proposed construction involving modular units.

Mr. Pickering responded that it will. He reminded everyone of the plans to relocate the entire treatment facility in about 25 years. He explained that the “modular units” are of normal construction, they are not construction trailers.

Mr. Smith asked if there were any abutters who wished to be heard.

Susan Adomovich and Kate O’Brien from the Rachel Carson National Wildlife Refuge introduced themselves and thanked the Board and Mr. Pickering for the Site Visit and for including them. She noted the April 7<sup>th</sup> meeting date and agreed that if they have comments they will attend that meeting.

Newell Perkins (20 Fieldstone Lane – Map 8 Block 56-55) stated that with interest rates being as low as they currently are bonding should not be done for any improvements on the beach. Any bonding improvements should be located on the mainland and at a higher elevation. He pointed out that sea level rise is accelerating and not moving the facility to an upland location now would be a mistake.

Mr. Smith asked if there was anyone else who wished to be heard. There was not and the Site Visit was adjourned at 10:20 a.m.

**ADJOURNMENT – 10:20 a.m.**

Respectfully Submitted

*Maryann L Stacy*

Maryann Stacy  
Recording Secretary