

peak required them to obtain a Traffic Movement Permit from the Maine Department of Transportation (MDOT). They had a scoping meeting with the City and no additional issues were raised. MDOT should issue a permit soon.

Mr. Miller asked why the two queue lanes flowed in opposite directions. Mr. Theriault noted that in order for the service window to be on the driver's side of the car they needed to be placed on opposite ends of the building. Mr. Miller asked what the anticipated queue length was. Mr. Theriault noted that the City requires a minimum of 5 spaces and MDOT requires 12 spaces. Mr. Mallar asked how loading at the rear of the building will be handled where it is in close proximity to the drive thru lanes. Mr. Aaron Shaw, PE of the James W. Sewall Company, noted that it would be small trucks that would load at that location. Mr. Theriault thought the off-set peak hours of the drive-thru Dunkin Donuts would work well with the existing retail stores which do not open until later in the day. Mr. Kenney asked how the Stillwater Avenue/Drew Lane intersection would operate in the AM Peak hour. Mr. Theriault indicated that the Level of Service would be D with an additional 30 second delay due to the increased volumes. Mr. Kenney asked if he had modeled the intersection as if there were a legal left-hand turn from the ramp. Mr. Theriault indicated he did not.

Mr. Mallar was concerned that the additional traffic movements would create additional pedestrian conflicts especially where drive-thru customers were directed to loop back around to the rear drive.

Mr. Kenney noted that the contract zone required the site to be bicycle friendly and have at a minimum, bicycle racks. Mr. Aaron Shaw was uncertain if a bike rack was included by the bus shelter/stop.

No one from the audience spoke either in favor of or in opposition to the proposal and Chairman Sturgeon closed the Public Hearing and asked for staff comments.

Planning Officer Gould indicated that the site was in a contract zone which only allows for a single curb cut. Given the traffic issues on Stillwater Avenue the contract conditions also limit the total floor area; they require the site to be served by a bus stop and shelter, pedestrian access, and bicycle amenities. While the initial approval was for a grocery store, that plan faltered as the economy grew weak and it was replaced with the Hobby Lobby Store and the Buffalo Wild Wings restaurant. The third building which was constructed in 2013 remains unoccupied and hence the request for two drive-thru uses. Planner Gould noted the applicant is seeking three approvals, Conditional Use, Site Development Plan, and a modification to the Site Location of Development approval. Mr. Gould noted that the Conditional Use standards really are not in question as the traffic issue in 165-9 largely deals with impacts on public streets. The issue appears to be one of Site Plan standard B *On-site parking, loading, and access*. The applicant must show that the proposed parking and loading layout, including the appurtenant drives, turnarounds, maneuvering areas, and on-site travel lanes are arranged in a reasonable and safe configuration, including the provision for safe pedestrian travel to all on-site uses.

Mr. Gould noted that the seven members of the Board are the ones to determine if the application meets the standard, not MDOT or some other engineer. Mr. Gould indicated that the other retail establishments on the site may change, Buffalo Wild Wings could become a Denny's and it would not return for your review. The Board should be comfortable that the plans meet the Site Plan Standards beyond what franchises occupy the site today.

Ms. Williams moved to grant Conditional Use, Site Development Plan and Site Location of Development Modification approvals to add two drive-thru uses to the existing 10,460 SF building at 461 Stillwater Avenue with the following conditions that the Site Plan include: 1) additional signage to direct customers of the drive-thru business safely to the route intended, 2) bicycle racks at the new drive-thru locations, and 3) signage that would alert pedestrians of crossing drive-thru traffic. Mr. Boothby seconded the motion and the Board voted unanimously to approve Stillwater Crossing's applications.

Item No. 2: Conditional Use and Site Development Plan approvals to construct a 9,600 square foot garage addition for automobile service use at 1281 Hammond Street in a General Commercial and Service District. TBA, Inc., applicant.

Chairman Sturgeon opened the Public Hearing and asked the applicant or their representative to provide a brief overview of their application.

Mr. Fred Marshall, of Plymouth Engineering, indicated that he represented TBA Inc. Mr. Marshall provided the Board with a history and overview of the project. The original approval was in 2002 when they constructed a 7,128 SF building for retail auto service. In 2008 the plan was amended by adding 15,800 SF of outdoor storage. The product line has expanded and the existing temporary storage trailers will be replaced by a new building. Mr. Marshall indicated they were hopeful they had addressed all the issues raised by the Planning Office.

As no one spoke either in favor of or in opposition to the request, Chairman Sturgeon closed the Public Hearing and asked for Staff comments.

Planning Officer Gould noted that the application was for an expansion of the retail auto service use which is a conditional use in the District. A number of issues related to the site were correcting site elements which were not consistent with the approved plan. The Planning Staff has no concerns with the Standards for Conditional Uses (165-9).

Mr. Gould further indicated that Mr. Marshall had addressed all the Planning Staff's items dealing with lighting, parking, buffer yards in an updated plan submission earlier in the day. Staff recommended Conditional Use and Site Plan approvals.

Mr. Miller moved to grant Conditional Use and Site Development Plan approval to TBA Inc. Mr. Boothby seconded the motion which carried unanimously.

APPROVAL OF MINUTES

Item No. 3: **Planning Board Approval of Minutes.**

Chairman Sturgeon called for a motion on the Minutes of the August 5, 2014 Meeting. Mr. Boothby moved approval of the Minutes of August 5th, as written. Member Williams seconded the motion which carried unanimously.

The meeting was adjourned at 8:18 p. m.