
YARMOUTH GENERAL BOARD OF APPEALS MINUTES

October 23, 2017

I. ROLL CALL OF MEMBERS	PRESENT	ABSENT
Phil Ahrens	X	
Tom Marjerison	X	
Jennifer Peters	X	
Craig Wolff	X	
Randall Bates	X	

OTHERS

Nicholas Ciarimboli, Code Enforcement Officer
Wendy L. Simmons, Administrative Assistant, Recording Secretary

II. PUBLIC HEARING

There was 1 person from the public in attendance.

Jennifer Peters called the meeting to order at 7 PM.

A. NEW BUSINESS:

Height Exception, under Chapter 701, Article II.K; Quality Containers of New England Applicant; 247 Portland Street; Map 31 -Lot 66

, Quality Containers is requesting a height exception to add an additional High Density Polyethylene (HDPE) resin silo that is 11.5' in diameter and 57' high. The proposed silo will be located adjacent to the existing 32' high silo on the site, and will contain HDPE pellets used in the manufacturing process. The HDPE pellets are used in the manufacture of plastic milk and beverage bottles and related products.

The applicants' co-owners Ben Burns and Brad Leonard gave an overview of the project.

The business has been in their family for 3 generations. Recently due to hurricane Harvey in the Southern US they were unable to get their HDPE pellets. They would like to purchase an additional silo which would allow them more storage area for the pellets and fewer deliveries. The one under consideration would be 60' in height with the 3' engineered slab. They would like to buy the silo prior to a scheduled auction next week. If that doesn't work out they would continue looking for one of a similar size. They could save a significant amount of money by buying a used silo rather than a new one.

Phil Ahrens expressed concerns about the incomplete nature of the application. There's no documentation supporting how the application fits into the comprehensive plan. The photos provided do not give a good indication of how the silo would look from all areas surrounding the site.

There was nothing in the application supporting their statement in their presentation that the silo would be painted white (the photos show it was brown). That area of town is the gateway to Yarmouth from the South and he would like to ensure it fits in with the landscape and the environment. Tom Marjerison, Craig Wolff and Jennifer Peters echo the same concerns about it being suitable to its surroundings and concur there is limited information provided by the applicant.

JP concerned about the age of the silo and if it is suitable for the cold weather Maine has. BB – Silo built in 1995 and suitable for all types of weather.

Chair Peters opened to public comment.

Peter Interland – 29 Woods Circle

Quality Containers have been great neighbors and an asset to the community. He has concerns about height – he can see the current silo from upstairs in his house. Concerns about the gateway to the community, any lighting of the silo, noise if 2 silos are positioned side by side if noise will bounce back into the neighborhood, dust concerns from the additional pellets and toxicity in case of fire. BB – there is one hole at the bottom of the silo where the pellets are loaded, any spillage is captured by funnel system and is very minimal. If any pellets escape they are swept up afterwards. The only noise produced by the plant is from the air compressor and it is opposite where the silo sits and will not reverberate back.

Public comments closed.

Nick Ciarimboli confirmed there were no concerns raised by the Fire Chief regarding the silo or the pellets.

After conversation the Board concluded they may not be able to approve the application this evening because of the lack of information provided. There is no narrative in the application explaining how the silo meets the standards of the comprehensive plan. It was recommended they go through each of the standards and explain how they meet each criterion. In addition, it was recommended they provide photoshop drawings of how the silo would physically look from different surrounding areas.

The Board suggested that the applicant could withdraw the application and reapply when they have more information, or the Board could table the application and have another meeting when the applicant submitted a more thorough application.

The applicant chose to withdraw the application.

III. OTHER BUSINESS

IV. ADJOURNMENT

The meeting adjourned at 8:00 PM

Respectfully submitted:

Wendy L. Simmons, Administrative Assistant, Recording Secretary