

**Millinocket Planning Board**  
197 Penobscot Ave. Millinocket, ME 04462  
www.millinocket.org

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Minutes of Meeting  
August 10, 2021

The meeting convened at 6:30 P.M. In attendance were: Albert Berube, Charlie Cirame, Avern Danforth, Anthony Filauro, Tom Malcolm and Heidi Wheaton (Alt.), replacing absent members. Absent were: Michelle Anderson and Jon Crawford. Also attending was Rick Angotti, CEO; applicants for the site plan review and members of the public.

Minutes of the meeting held July 27, 2021 were reviewed and amended as follows: Albert Berube did not attend the meeting on July 27 and votes of 7/0 were actually votes of 6/0 on that date. The amended minutes were accepted by a 6/0 vote, following a motion by Tom Malcolm and seconded by Albert Berube.

New Business: A site plan review was conducted involving the cleaning, filling and leveling of a lot that is within a floodplain zone, on Kelley Lane near the intersection of Kelley Lane and Bates Street.

The meeting opened with a review of the site plan application by the CEO, indicating that development of the site plan has involved Jon Cullen from the DEP, receiving a permit from the Army Corp of Engineers and a survey conducted by Cook Land Services of Enfield, ME. The site comprises 15,817 sq. ft. with an included wetland area comprising 3,640 sq. ft. The final grade of the lot will be toward the storm drain (elevation 357.22 feet) near the intersection of Kelley Lane and Bates Street.

There was discussion by individuals at the meeting about the late timing of the site plan application and the activities that have already taken place that did not come before the Planning Board, i.e. the cutting of trees, heavy equipment operating on-site, partial filling-in of the lot currently being discussed by the Planning Board. etc. Some points may be valid; however the matter currently before the board only involved the proposed activity and the area identified in the site plan application.

The applicants, Dale Hayes, Rick Cyr and Jessica Pelkey, discussed the debris that was removed from the property, some of which came from an area that's outside of the site plan application. Lynn and Dan Bernard of 33 Kelley Lane spoke about the debris that was removed and/or reburied on this property and that the property has been filled twice since the 1940's. Many of the comments that were made refer to portions of the property that lie outside of the site plan application area but may also include areas in the site plan application. There was discussion about future development of this property after it is filled and leveled and how that will be handled by the town. These concerns were not addressed by the Planning Board since they did not pertain to the site plan application being considered.

After the above discussions concluded, the meeting focused on Chapter 68, the Floodplain Management Ordinance. Section 68-3 mentions about applying for a flood hazard development permit. The Site Development Review Application was accepted as the mentioned permit and as described in Sections 3A, 1-4 and 8a1 and in a letter from Cook Land Services of Enfield, ME, dated 7/2/21 and made a part of

these minutes. Section 68-5B1 addressed the base flood level, which is at an elevation of 364 feet, and Section 68-5F3 establishes the project as a minor development involving filling and grading of the site. Section 68-6 is not applicable to this site plan application.

Following discussion of the information presented at the meeting, a motion to approve the site plan application was made by Tom Malcolm and seconded by Avern Danforth and approved on a 5/0 vote, with one recusal (Albert Berube).

No other business came before the board. A vote to adjourn the meeting at 8:13 P.M was approved following a motion by Tom Malcolm and seconded by Heidi Wheaton.

Respectfully submitted,

Anthony Filauro

# Cook Land Services

108 Abbott Drive - Enfield, ME 04493  
(207) 732 - 4650

July 2, 2021

Dale Hayes  
18 Union Street  
East Millinocket, ME  
04430

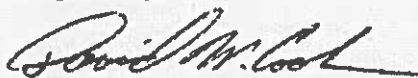
Dear Mr. Hayes:

This report was written to document our emailed proposal to you dated June 25, 2021 and your acceptance dated June 26, 2021. As per that agreement, we ran a four leg elevation loop traverse to and from Reference Mark 3 on Millinocket's Flood Insurance Rate Map Panel 5B. That RM is a bronze USGS tablet stamped "TT 18 BPK-1942" located on the Station Road (formerly Depot St.) bridge over Little Smith Brook. The elevation of that reference mark according to FEMA's 1989 Flood Insurance Study is 357.31' above sea level (NGVD 29).

Our loop ran from the reference mark to a sewer grate in the southwest corner of the intersection of Bates Street with Kelly Lane. You painted two of the iron bars with white paint forming "+" symbol. Our loop continued to another grate at 26 Kelly Lane and then back again in two legs to the reference mark. Our loop had a mathematical closure error of 0.003 feet.

The white "+" symbol had an elevation of 357.218' NGVD on June 29, 2021 based entirely on FEMA's posted elevation (357.31 NGVD). We did not make any determination about the 100 year flood limit in that area. Thank you for requesting our services.

Respectfully,



David W. Cook, PLS #2073