

Section 14-320. Conditional Uses.

(a) 4. Public.

Utility substation, including sewage collection and pumping stations, water pumping stations, transformer station, telephone electronic equipment enclosures and other similar structures, provided that such structures are located more than one hundred (100) feet from the water.

This project qualifies as a Conditional Use under (a) 4 as defined above.

Conditional Use Standards and Conditions 14-474:

- A. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone.**

The proposed project involves the relocation of an existing gas regulator building, control building and the associated gas line on the same parcel of land. The project is part of the larger, previously approved, International Marine Terminal (IMT) project and is in keeping with the surrounding area uses. Unitil personnel are expected to access the site once a week which will not result in a significant increase in trip generation.

- B. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.**

The proposed project involves will not create unsanitary or harmful conditions by reason of:

Noise: There is an existing gas regulator building onsite. The proposed facilities will not result in an increase in noise. The proposed facilities will utilize the current industry standards for sound abatement. Any sound generated will be in keeping with the Waterfront Port Development Zone.

Glare: There will be no glare generated from the proposed project.

Dust: There will be no dust generated from the project, with the exception of acceptable levels generated during construction. Standard methods of dust control during construction will be utilized. The proposed project will not result in the generation of dust post-construction.

Sewage disposal: Not Applicable. The proposed project will not generate sewage waste.

Emissions to the air: The proposed project will not result in emissions to the air.

Odor: The regulator infrastructure is housed within the regulator building and does not generate an odor. Mercaptan is added Natural gas for safety; as a result a slight odor may be emitted from the above ground gas lines. This will not result in a significant odor impact to the site and is in keeping with the Waterfront Port Development Zone.

Lighting: The proposed project will utilize the existing approved lighting plan from the IMT project. All lights on the buildings will be facing downward and shielded. All proposed lighting is in keeping with the Waterfront Port Development Zone.

Litter: Not Applicable. The proposed project will not generate litter.

C. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

The proposed project will relocate/replace existing gas facilities on the same parcel of land and are in keeping with the Waterfront Port Development Zone. The proposed facilities will be positioned on the property between a container storage area and a proposed cold storage facility.