

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

MAY 10, 1995

Meeting called to order by Chairman, John Roberts at 7:03 p.m.

I **ROLL CALL:** Present were Judi Carll, Cindy Allen, Everett Whitten, Dwayne Woodsome, Roland Denby, Lawrence Jacobsen, and Chairman John Roberts.

II **MINUTES OF PREVIOUS MEETINGS:**

III **COMMUNICATION AND BILLS:**

IV **REPORT OF OFFICERS:**

V **APPOINTMENTS:**

7:00 P.M. CLAY HALLIDAY MAP 4 LOT 40 AR ZONE

7:15 P.M. JOHN MISTOS MAP 35 LOT 2 AR ZONE

7:30 P.M. RAY DUPUIS MAP 40 LOT 12 AR ZONE

7:45 P.M. GEORGE GAGNE MAP 47 LOT 4 AR ZONE

8:00 P.M. S.A.D.#57 ELEMENTARY SCHOOL

8:15 P.M. CAROL WIDEN MAP 30 LOT 1 AR ZONE

Clay Halliday Map 4 Lot 40 Shakerlands Golf Range & Miniature Golf

Entrance Permit - Army Corp has stated by telephone that the permit is okay but paperwork has not been processed. Jay Clements the contact person.

Clay is asking for a waiver of 2 ft. contours. Mike Cuomo suggested a waiver since the lot has been mostly clear cut and mostly flat.

Cindy Allen moved and Roland Denby seconded a motion to waive the topography 2 ft. contour as per request. Vote was 5-0-0 in favor.

Parcel is 92 acres. Dwayne was given a boundary survey. 7 - 8 acres to be developed.

Parking designed beyond a natural buffer zone. Permit to widen rive to 40 ft. allows 3 lanes of traffic. Clay is planning to pave the end of the drive. A 120 ft. x 115 ft. parking lot is planned that would provide 30 parking spaces with two designated as handicap adjacent to the building and includes an as land for passengers to exit. An island in the middle of the parking lot, possibly barrels, to help with traffic flow. This plan should limit 3 cars going all different directions.

One sign near the road placed so that there will be no obstruction of vision by vehicles leaving the property.

Lighting - For miniature golf only to start. Ralph Pill Electric has engineered the site utilizing four lights pointing down towards the area for miniature golf. Possibly in the future the golf range. The lights will also be pointed down from 30 ft. The lights form a triangle. Lights on the building and CMP is planning a pole at approximate corner of parking lot.

Hours to be open for business are planned to be 10:00 a.m. to 10:00 p.m. these hours could change depending on the use. No replies back from notices sent out by Mr. Halliday. Roland Denby asked about the entrance. Possibly the state could place warning signs. The state contact person did not see a problem with entrance on to Route 202/4

Utilities - CMP pole will be placed well off the end of parking lot and 100 ft. away from the septic system. The system will be backed up close to the woods. Also Clay indicated there might be need to drill a well for use in watering the range area to germinate the grass and hold the soil to keep dust to a minimum.

Public bathrooms planned within the building. The building dimensions including overhang will be 16' x 26'. Mr. Halliday plans to fence the miniature golf. No loft is planned for the building just garage doors as noted in the file. Motion detector lights proposed on the building.

Tee area proposed as 150 ft. long with a gravel bed and cement deck with 8' x 10' sections. Tee dividers at this point are to be wooden dividers approximately 2' x 8'. Mr. Halliday would like to be open July 4th. Board members asked if loud music would be used. The only music would be inside the building.

Building proposed on a cement slab 1 ft. off ground. Judi Carll expressed concern for drinking water for the public. Mr. Halliday would be using bottled water.

This is a Conditional Use in the AR Zone. Buffers - are taken care of. Miniature Golf - Parking lot to be gravel right now, eventually would like to have it paved. The area of development is not in a 100 year flood plain. The septic system is designed as 460 gallon per day design flow.

Dwayne Woodsome moved and Judi Carll seconded a motion to approve the site plan if water on site for public use be licensed by the state or taken care of through the state under Section III C. Vote was 6-0-0 in favor.

Judi Carll moved and Cindy Allen seconded a motion to approve under Section 3.06, 3.09 #37. Vote was 6-0-0 in favor.

John Mistos Map 35 Lot 2 AR Zone

Mr. Mistos filed a long form permit with DEP in October of 1994. Dawn Hollowell gave a verbal approval and informed Mr. Mistos that the permit would be issued within the month.

DEP suggested two levels of retaining wall to be constructed with 5' x 5' pressure treated timbers. Larry Jacobsen suggested tilting the wall away from the water. The wall proposed is 30 ft. in length. One pine that needs to come down possibly two.

Cindy Allen moved and Everett Whitten seconded a motion to approve under Section and that Soil & Erosion control measures as stated in DEP Permit be adhered to and that the DEP Permit be received prior to construction commencing. Vote was 6-0-0 in favor.

Raymond Dupuis Map 40 Lot 12 AR Zone

Mr. Dupuis is requesting permission to construct a set of stairs to the water and a dock type structure to allow access to an existing boat house. The dock could be constructed in a manner to allow Mr. Dupuis to lift the dock or disassemble the dock so the ice would not damage the entrance dock.

Dwayne Woodsome moved and Roland Denby moved to have an on site inspection. Vote was 6-0-0 in favor.

Mr. Dupuis informed the Board members that the stairs and dock have been constructed. He has been on vacation and jumped the gun. It would not be a problem to take it down if the Board felt it a problem.

On site scheduled for Tuesday at 3:30 p.m. Mrs. Dupuis will be home. Their name is on a sign. Building Permit will be a double fee. Mr. Dupuis to be placed under Old Business on May 25, 1995 meeting.

George Gagne Map 47 Lot 4 AR Zone

Mr. Gagne has an existing deck he is requesting permission to place a foundation under the deck to enclose for use as a room. Not planned for year round use.

Roland Denby moved and Everett Whitten seconded a motion to approve with the condition that a new septic system be installed and be allowed to place a foundation under

house and deck (metal roof under deck and over foundation) and place soil and erosion control methods during construction. Vote was 6-0-0 in favor.

Noted that the plans did not include enclosing above the deck. It was noted that permits were needed and make sure he got the permits before starting.

S.A.D. #57 Pee Wee Dube - Elementary School Complex

Mr. Dube is before the Board on behalf of SAD #57. The SAD is requesting permission for a second portable classroom. The planned location for the second classroom is just off tarmac on the basketball court. The Planning Board noted the need to maintain the 18 ft. for emergency vehicle access to allow fire trucks a way in if necessary. John Roberts turned the meeting over to Roland Denby due to his wife being employed by SAD #57 and she may be occupying one of the classrooms. This is an amendment to the site plans. As long as they maintain 18 ft. from the building as required by previous approval and stay on the tar the Planning Board could approve the request. Mr. Dube was not sure that the entire structure could be placed on the tar and still maintain 18 ft. from the existing building. Tim Nelson noted that where it was drawn in on the plot plan should be okay.

Judi Carll moved and Cindy Allen seconded a motion to allow the portable classroom as long as they place as much as possible on the tar and maintain 18 ft. from the existing building. Vote was 6-0-0 in favor.

Carol Widen Map 30 Lot 1 AR Zone

Gary Pennell was present representing Carol Widen. A new septic system is needed and as part of the project a new retaining wall about 35 ft. on the road side of the cottage is needed. The project is approximately 75 ft. from the normal high water mark of Ossipee Lake.

Cindy Allen moved and Everett Whitten seconded a motion to approve the 35 ft. retaining wall and they up grade the septic system and utilize soil and erosion control methods during construction. Vote was 6-0-0 in favor.

VI OLD BUSINESS:

VII NEW BUSINESS:

Cellular Tower has been directed to the Zoning Board of Appeals.

Guy Litalien: Board would like to know how the attorney came to the conclusion. Dwayne to call for more information.

VIII ADJOURNMENT: Meeting adjourned at 8:47 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

John M
Robanal & Deuly
Guthrie Allen

Judith Carr
