

PLANNING BOARD

Town of Waterboro

May 17, 2000
Special Meeting

I ROLL CALL

Doug Foglio, Sr., called the meeting to order at 7:35 p.m. noting the attendance of Roland Denby, Susan Dunlap, Tim Neill, Everett Whitten and Dwayne Woodsome. Also in attendance were Frank Birkemose, Jr., Don Day, Brad Elliott, Steve Kasprzak, Willis Lord, Owens McCullough with Sebago Technics, John Monteith and Shawn Shoemaker.

II OLD BUSINESS

Doug opened the meeting by questioning if anyone had concerns regarding the Planning Board's right to issue the site plan for the future fire station. There was no discussion on this topic. Steve Kasprzak discussed the revised plans in an overview of the planned fire station and property. At the Municipal Complex meeting held the night before, three options were discussed:

1. Keeping the same building plan but continue the access road through to enter and exit on Old Alfred Road and Route 5;
2. "Flip the building over" so the apron of the bays would exit onto Route 5, or;
3. Rotate the building 90°.

Their committee selected this third option. This would provide a 28' road to pass through to both Route 5 and Old Alfred Road. There would be no distraction to the students in the elementary school, and access to all parts of the town could be possible by using all major roads. Emergency lighting at both exits could be planned. Steve asked the board to approve this building proposal with the conditions that after 6 months any additional costs could be requested in the 2001 Town Meeting to cover lighting, paving the road, or other items that may not be included in the \$500,000.00 already granted. The bidding procedure will proceed with some line items noted to be adjusted to fit the money allotted. It was suggested by Doug that in lieu of traffic warning lights, that for the time being a volunteer firefighter might be needed to direct traffic until lights are installed. He offered that signs would be sufficient to control traffic along the service road - he was not in favor of a sliding gate system as mentioned at the last Public Hearing. Planning for the future would still allow two more buildings to be erected on the property, and able to use the road and parking areas being planned now. Steve is fairly sure the building can be constructed under budget. Any remaining costs could be added in phases. Owens suggested ditches for drainage and to store snow. It was mentioned that drainage could be achieved through dry wells and inverted French drains. Roland asked about the water situation. The plans are for a 200' well with a 5 gallon per minute flow. There could be provisions made to equip the building with pips for the eventual connection to town water. This can be added to the mechanical specs. Owens went through the Application for Site Plan Review. Dwayne made a motion to approve the site plan as presented with the changes to the road design to three lanes on the Route 5 side (allowing for 100') and;

1. Allow the fire department 1 year to evaluate the situation. The first fire/police responder will direct traffic until the fire trucks leave the building;
2. Stop signs to be installed at both ends of the access road - Route 5 and Old Alfred Road;
3. Speed limit signs of 15 mph placed on Route 5
4. Four more copies of the grading plan to be given to the Planning Board including the drainage plan along the road.

Everett seconds. Motion carries a 5-0-0 vote in favor.

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It was mentioned that there were only 5 present at the Public Hearing for the gravel pit issue. Four pits are located in a residential area. Three of these pits are apparently "grandfathered" in, leaving the pit owned by the Town of Waterboro in question as it was created after zoning. The Town pit began in non-

conforming use 5 years after the zoning started. After considerable discussion of six different options it was thought that any gravel pit in operation at the time the Town pit began would be allowed to expand on their land ONLY until the code is enacted. This will be put on the agenda for Thursday, May 25, 2000.

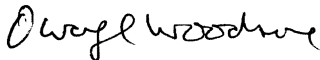
Everett made a motion to allow Lisa to advertise a Public Hearing and special meeting on the zoning change on Lake Arrowhead Community and possible gravel pit if necessary. The date will be arranged. Roland seconds. Motion carries a 5-0-0 vote in favor.

The Candidate Night has been postponed to June 1, 2000.

III ADJOURNMENT

Meeting adjourned at 9:35.

Respectfully submitted,



Dwayne Woodsome
Secretary/Treasurer

DW/wlc

ACCEPTED: _____

William Dunlap
Roland E. Derby
Everett Whitson

George Davis
Roger J. Hall