

PLANNING BOARD

Town of Waterboro

JULY 12, 2000
Regular Meeting

I ROLL CALL

Doug Foglio Sr., called the meeting to order at 7:40 p.m. In attendance are Todd Morey, Tim Neill, Everett Whitten, Roland Denby. Sue Dunlap entered at 8:10 p.m. Absent is Dwayne Woodsome. Theresa Lowell, Harry Baker and Annette Allen are present.

II APPOINTMENTS

8:00 Gorham Savings Bank, Map 25 Lot 6 Mike Yendall, President of Gorham Savings Bank introduced Nancy Gilbert with Sebago Technics and Michelle Nappi, Senior vice-president.

Nancy presented the plan for Gorham Savings Bank. The building will be 2500 sq. ft. located on a 1 acre parcel. There will be a drive-thru and 2 ATM machines. The entrance/exit is aligned with Rte 202, 4 and 5. Nancy reviewed the Subsurface Waste Disposal System, the preliminary nitrate tests. The property currently has 2 wells on site which will be decommissioned, capped and abandoned. An extension of the water line is proposed. The water line currently ends on Rte 202 at the Shop 'n Save site. A hydrant is proposed on the corner of the lot. Propane fuel will be used, the tank will be fenced in. A traffic study has been done by Bill Eaton. The site will also propose 24 parking spaces. The building will be colonial style with a wrap-around porch. There will be 9 employees including several part-time employees

Doug questioned what the total customer service space will be available and if the figure will change with the small addition that is being proposed. The board will need this figure in order to properly calculate the parking spaces needed.

Everett questioned if the 5 shrubs on the edge of the road will limit the visibility exiting the site. Nancy explained that they are green mountain sugar trees and that the trees boarding the redemption center will be cleared back.

Doug mentioned to the board that an on-site be done before the Public Hearing so the Board can note the location of the building according to the plans presented. Doug is also concerned that there will be too many traffic control signals.

Nancy asked Bill Eaton if their business will warrant a traffic light he did not believe it would.

Sue has a lot of concerns with the statement in the report that the location is not "high accident" prone. She is very concerned with the intersection and feels that the Board cannot continue to place businesses on this intersection. Will the State decide one is warranted after there has been several tragic accidents?

Doug feels that we need to try and bring the public into realization that there is an intersection there. He does not feel that a light is going to be the answer. One other consideration in the traffic flow will be the peak hours. A schedule of the bank hours will be needed.

Mike Yandell said the bank will close at 4 p.m. Monday thru Thursday and 6 p.m. on Friday.

A Public Hearing has been scheduled for Wednesday, July 26 at 7:30 with a site walk on the property at 7:00.

Doug has stepped out for a moment. Sue Dunlap will chair the next appointment.

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8:30 Donna Urbanski - Map 43 Lot 6 Donna is present to see if Map 43 lot 6 would allow her to build a home. The lot is approximately 80' x 114'.

Sue stated that it is a lot of record in the worse case a building footprint would be given by the Planning Board and the applicant would need to work with that.

Doug reentered at this time.

8:45 Erik Carson with ATC Realty is representing Barbara Bean and Spectrum Resources Tower Map 4 lot 37. Erik is presenting a plan to install a 190' wireless tele-communications facility off the Old Alfred Road and Boulder Drive.

Spectrum Resources Tower has a lease option with Barbara Bean. An 8' chain link fence with a lock box which can be available to the public safety officials will surround the tower. The driveway is no more than a 4% grade and an existing farm road will be utilized. The structure base is 75' x 75' and the leased area will be 100' x 100'.

The tower can provide space for at least 6 carriers with an area of coverage ranging from 1 ½ to 5 miles.

Doug questions the location and distance of the existing houses on and near the property site and fall zone.

Erik replied that the structures are constructed to have break areas at particular points. He can provide the distance from the tower to the neighboring homes.

Todd noted that he is interested in seeing photographs from the Old Alfred Road.

Erik has lifted a balloon 190' and drove around to see the visibility of the balloon from different areas in Waterboro. Distances from the tower to the residences can be created with a program he has.

Sue questions if the property currently has a residence. Erik stated that her son has a home.

Lisa noted that the lot is a 33 acre parcel with a 17 acre parcel being taken from the original parcel.

Doug feels that the tower needs to stand on its own building size lot for that particular zone which is 80,000 sq. ft.

Sue made a motion to ask the Town Attorney the following questions:

1. Does the applicant need to get height modifications from the ZBA before Planning Board approval?;
2. Does the structure need its designated parcel of land per the ordinance standards?;
3. Does the fall zone also have to be included in the leased property?

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

Erik will return under "Old Business".

III MINUTES OF PREVIOUS MEETINGS:

Sue made a motion to approve the June 14 minutes as written. Todd seconds. Motion carries a 4-0-0 vote in favor.

Roland made a motion to approve the June 22 minutes as written. Todd seconds. Motion carries a 4-0-0 vote in favor.

IV REPORT OF OFFICERS

V OLD BUSINESS

7:30 Dennis Breen Map 8 Lot 3 The Board discussed the site walk with the following concerns:

Roland - The effect the used car and vehicle repair shop may have on the 2 wells. Questioned the possibility of parking the cars in the rear.

Tim - Had concerns with the traffic, speed and visibility along with the wells.

Todd - Agreed with Roland and Tim. There is some screening to buffer the neighbor but the traffic and visibility is a major concern.

Roland - The neighbor may request buffers along the line to divide the properties.

Everett - Noted that he had driven by but not stopped. He is not familiar with the location of the wells.

Doug - Feels that the wells and aquifer are a concern. Doug asked Dennis if he had access to purchase the neighboring lot. Dennis said no.

Doug reviewed the letter that was presented at the Public Hearing. Todd asked Dennis if he has addressed any of the issues that was presented at the Public Hearing. Dennis stated that his hours of operation would be; weekdays 4 p.m. - 8:30/9:00 p.m. including Saturdays until 8:30/9:00 p.m.

Doug noted that Mr. Breen is allowed 1-2 cars without a license.

Under section 4.01, 4.03 and 5.01 Tim made a motion to disapprove the application based on the close proximity of the wells, traffic flow and visibility to the proposed Used Vehicle Sales and Repair shop. Roland seconds.

Discussion: Harry Baker expressed his understanding of the Boards concern but questioned if Mr. Breen moved the location back. There should not be a concern with the wells when there are several cars located by the wells. There needs to be a little flexibility. Shop 'n Save is just down the road, you will have this kind of application in front of you.

Everett clarified that the Board made a decision based on how Mr. Breen proposed his business on the application. He has not offered any alternatives or requested we table this application until he presents an alternative plan. Parking is also a consideration, Shop 'n Save has a parking lot, much of the parking with this business as presented will be on the road.

Doug referred to Shop 'n Save which is located in the village zone and requires 1 acre, they have 12 acres, a significant amount of money was spent on engineering to assure that the site was adequate. Mr. Breen

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has 50% of the required acreage in the Agriculture/Residential Zone. Today's zoning requires one to have 80,000 sq. ft. to have a single use parcel, 160,000 sq. ft. is needed to operate two uses (residence and business)

Harry asked if there is anything that Mr. Breen can do to satisfy everyone involved. Doug mentioned increasing the lot size if possible. Mr. Breen has two choices, 1) is to resubmit his application with a revised plan meeting the criteria and concerns listed and 2) Submit an appeal to the Zoning Board of Appeals as presented to the Planning Board.

Motion carries a 4-0-0 vote, application is not approved.

VI COMMUNICATION

The following communications were reviewed:

- Notification of SMRPC Workshop; Tim Neill noted interested in attending this workshop, he will call to see if space is available.
- Copy of letters dated June 23 and June 29 from Zoe Anderson
- Copy of letter to Diane Herrle from Steve Foglio
- Selectmen's Meeting Minutes, June 13 and June 27
- Memo from Pam to Dianne re: Pay increases

Doug has left the meeting at this time. Sue Dunlap will complete and close the meeting.

VII MISCELLANEOUS

Todd made a motion the if time permits following the Site Walk and Public Hearing with Gorham Savings Bank the Planning Board will continue its review of the Claims for Active Status. Tim seconds. Motion carries a 3-0-1 vote in favor with Everett abstaining due to being a pit owner.

VIII NEW BUSINESS

IX ADJOURNMENT

Todd made a motion to adjourn the meeting at 11:00 p.m. Roland seconds. Motion carries a 4-0-0 vote in favor.

Respectfully submitted,

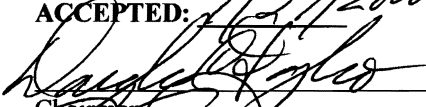
Dwayne Woodsome
Secretary/Treasurer
Planning Board

DW/Imm

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ACCEPTED:

7/27/2000



Chairman
