

PLANNING BOARD

Town of Waterboro

**August 10, 2000
Public Hearing
and
Special Meeting**

Doug Foglio Sr. called the Public Hearing to order at 7:45 p.m. noting the attendance of Everett Whitten, Roland Denby, Todd Morey, Tim Neill, Susan Dunlap, Dwayne Woodsome. Also in attendance were Dave and Brenda Charland, Dave Benton, Willis Lord, Bob Gobiell, Eric and Diane Herrle, Guss Cook, Wendy Carter, Fred Fay.

Charlie Brown and Nancy Gilbert of Sebago Tech and Bill Eaton, Traffic Engineer are presenting the Gorham Savings Bank. Also present are Mike Yandell, President and Michelle Nappi, Vice-president of Gorham Savings Bank.

Nancy reviewed the final plan and has noted that the building is currently staked out on the property. There will be 2 drive thru window and 1 ATM. The water line will be extended from the Shop 'n Save site. The bank will be built as a farmhouse style building. A flashing red light will be added for the right hand exit only drive.

Willis asked if they have considered a traffic light. Bill Eaton stated that a traffic study was done which analyzed the traffic between 4 & 6 p.m. in late June of 2000. 50 trips are being estimated 25 in and 25 out. The bank traffic will not change the number of traffic currently using the intersection.

Because of the location of the driveway landscaping is being kept back, the trees and shrubs will also be cut back. Advanced warning sign of an intersection ahead will be placed. The street marker signs will be adjusted.

Brenda questioned if there is a period of time that Gorham Savings Bank may be liable for unexpected traffic. Bill answered that it has to be requested by the Board at the time of approval for a reevaluation to be done down the road.

Doug noted that Shop 'n Save is required to review the traffic study again 1 year from the date the store opened. D.O.T. has not responded to any of Nancy's attempts to try and meet the applicant, the Planning Board and the Selectmen at the site.

Diane Herrle states that she has concerns daily about the intersection due to the curve and lack of sight distance.

Bill noted that they will do everything possible to notify the drivers of the oncoming intersection.

Bob Gobiell does believe a red light is warranted. He feels the traffic has doubled.

Bill reviewed the traffic count and states that what he counted was less than the amount of traffic Shop 'n Save predicted.

Todd estimates approximately 70% of the vehicles is traveling Route 5 without turning. In the event a stop light is installed what is the estimated back-up that will begin stacking up. Bill replied that the back-up would be light due to the actual vehicles passing through. There would be more rear-end accidents if a light were to be installed.

**Planning Board
Public Hearing
August 10, 2000
Page Two**

Todd spoke with Peter Hedderick the Traffic Engineer who did the Shop 'n Save study and asked the same accident questions. Peter came up with the same answer as Bill Eaton.

Todd asked Bill Eaton if in his opinion would a light help at this intersection and he stated that it would not help.

Eric questioned what the current sight distance is on the property and Bill replied that it was 525'.

Sue noted that in reality that intersection will have 12 lanes. Bill noted that there are 8 full lanes, a straight/left turn lane and a right turn lane on each side.

Sue feels that everyone present at the meeting feel that there is a problem with the intersection. How does the applicant feel about the residents and their location.

Bob Gobiell question the addition of new homes in the area and the impact to the intersection. Bill responded that any activity in the vicinity will have an impact.

Doug would like to state that with all the criticism the Board received for not properly advertising the previous Gorham Savings Bank public hearing there are only 5 additional members of the public in attendance at this meeting.

Mike noted that they will be open until 4 p.m. on Monday thru Thursday, until 6p.m. Friday and 8a.m. - 12 p.m. on Saturdays.

Doug would like to see what will be expected of Gorham Savings Bank in the event a light is later warranted noted in the final plan approval.

Nancy met with the Water District on Monday. An updated utility plan is needed to consist of a shift in the location of the 12' line which will be installed with caps in the event further water line expansion is later needed.

The location of the water hydrant was discussed and will be located on the island near Bonnets and Bows to allow the fire truck to park off the road. Dave Benton with the Water District states that they plan to further extend the water main approximately 90' for the fire hydrant. The Hydrant Cost will be shared by Gorham Savings and the Water Co.

Todd questioned how much further the Water District expected to be able to go on a single main with sufficient water pressure. Dave noted that it depends on if it is a business or residence. They are getting close to being maxed out. When school is operational it will be maxed.

Fred Fay questioned what will guarantee that the fire department will park their truck off the road in the event of a fire. Dave said that there are rules and regulations with the fire department and how the hook up to the hydrants. If the hydrant is facing Bonnets and Bows they will be required to drive in and hook up there.

Charlie Brown discussed the survey he did on the right of way to access the Smith property. The research proved that the 15' right of way parcel was not conveyed to the Kinney's. The last recording was Book 106 Page 17. Ownership is listed with Linda Mills, a copy of the deeds link it to the Smith's.

**Planning Board
Public Hearing
August 10, 2000
Page Three**

Nancy informed the Board that the sign details are being provided to meet the ordinance and not require a conditional use permit.

The first public hearing was called to a close at 9:00 p.m.

Owen McCoullough with Sebago Technics is representing the Town with the addition to the existing Town Hall.

Owen reviewed the plans of the addition, the changes and location of the parking lot. The plans being presented are the same that were passed at the Town Meeting.

Sue questioned how far from the road the addition will be and what zone does it fall under. Owen said the additional will not be any closer to the road than the existing building and the part of the addition will be in the A/R zone.

Diane Herrle asked how close to her property with the parking lot be. Owen stated that the parking will be exactly where the Day home sits.

Eric wonders why the drive-thru lane in the front of the building will be removed. People will enter the wrong drive and have to exit back onto the Townhouse Road to use the proper parking lot. Owen replies that it was a conscious decision made by the building committee to improve the appearance and also hope to save the trees on the front which are getting root-bound.

Bob Gobel asked if there will be a sidewalk from the town hall to Ossipee Pond Park. Doug stated that it has not been presented with site plan. The Board is dealing only with the Town Hall addition.

Todd feels that the Board should start promoting the requirements of sidewalks with the site plan applications.

Doug clarifies that the Finance Committee has been strict on allowing funds to plow the sidewalks the Town currently has. They do not wish to spend the money to repair them.

Dwayne recommends that the Selectmen hire someone to shovel the entrances to the Town Hall.

Eric questioned if the existing tennis and basketball courts will remain. Owen said they will be reconstructed and the parking area will be restripped for additional parking, 45 parking spots are provided, 38 are required.

The seconds public hearing is closed at 9:25 p.m.

**SPECIAL MEETING
AUGUST 10, 2000**

Ray Dumont Map 49 Lot 10C has presented a revised plan showing the lot lines and the requested rear setbacks of 24'. A site walk was done by some Board members this evening before the Public Hearing.

Everett made a motion to approve a rear setback reduction to 24' in order to build a 36' x 57' building surrounding an in-ground pool. Building is not be have any other uses. Any change of use will require Planning Board approval. Roland seconds. Motion carries a 6-0-0 vote in favor.

Gorham Savings Bank - Nancy Gilbert will coordinate with the Water District the appropriate plans for the extension so that it will appear on the final plan.

Dwayne requested that an agreement is made in writing with the property owners of the right of way before having the trees cut. Nancy will contact the heirs of Linda Mills to get their written permission.

Doug wanted to verify that the Water District will extend the water main 130' beyond what Gorham Savings is doing. A letter is on file from the Water District.

The traffic study still needs to be reviewed with D.O.T. Nancy has contacted Roger Gobiell, Division 6 in Scarborough stating that a meeting is requested with the applicant, Planning Board and Selectmen. The request was passed over to Dean Lessard who has been out of the office.

Doug noted that the final plan cannot be approved without the following:

- The traffic review with D.O.T.
- Peer review of the traffic study
- The agreement for removal of trees

Owen McCoullough - Town Hall

Doug noted that because the size of the hall after the addition it will require a sprinkler system. The estimate should be included in the bidding package.

A stub should be added to the plan to show the readiness for possible future public water use.

Dwayne made a motion to approve the final plan with the changes discussed, the water line stub and sprinkler system. Roland seconds. Motion carries a 6-0-0 vote in favor.

Todd made a motion to adjourn at 10:15 p.m. Dwayne seconds. Motion carries a 6-0-0 vote in favor.

Respectfully submitted,

Dwayne Woodsome

Dwayne Woodsome
Secretary/Treasurer, Planning Board

ACCEPTED: _____

Chairman
William Munkap
Roland & Dwy

Everett Whotka
Jim Kent
[Signature]