

PLANNING BOARD

Town of Waterboro

Planning Board Meeting Minutes
February 22, 2001

I. ROLL CALL

Susan Dunlap calls the meeting to order at 7:35 p.m. noting attendance of Dwayne Woodsome, Roland Denby, Todd Morey and Everett Whitten. Attending from the public are Bob Fay, Willis Lord, Bob Gobeil, Teresa Lowell.

II. APPOINTMENTS

7:30 Attending from the Board of Selectmen are Bob Fay and Willis Lord. Dwayne Woodsome explains that the request from Willis Lord for a meeting with DEP regarding the 30% rule is not necessary. Dwayne explains that the planning board understands the intent of the letter from DEP. Roland Denby explains the planning board's reason for the calculations they were using to figure the 30%. In the guidelines it says to figure square footage or volume so the board was using either or and whichever was less. Now the Board understands that neither square footage or volume can exceed 30% expansion. Susan states that she feels a letter of explanation should go to Rich Baker from the Planning Board so that they understand the planning board was not blatantly disregarding their guidelines. The Planning board is no longer going to do the calculations for the applicant. The applicant will provide the figures by someone qualified.

There is a brief discussion regarding the two warrant articles that affect the Planning Board. Bob Fay stated that the intention of a review committee to look at conditional and primary uses is for that committee to come back with suggestions to the planning board for possible future changes to the zoning ordinance. The Planning Board expressed their concerns with the article relating to the zoning change for Bennett Hill road area and wondered if the Selectmen understood the overlay that was voted in could be repealed and the second article changing the zone could be denied, leaving the town's pit illegal in the zone that it is in. Both Willis and Bob said they are aware of that possibility.

8:00 Site Plan Review application from Frances Edward Wood for a Car wash / Laundromat / coffee shop at the corner of Hamilton Road and Route 202 Tax map 11 lot 42.

Attending to present this proposal is Steve Stearns and Alan Burnell from Pinkham and Greer and Kevin Smith and Ed Wood property owners.

Steve Stearns gives an overview of the proposal. There are 50 parking spaces provided in this plan. A stormwater management plan will have to be approved by DEP. Pending the Planning Board review they will make application to DEP for the necessary permits.

Allen Burnell explains the waste management system. There are three areas for waste water to be contained. The water from the coffee shop will go through a grease trap and then on into a septic system. The lube shop will have no floor drains. DEP treats auto car washes as high risk waste so the water from the car wash will run through a reclaim system and be treated and then sent to the

Planning Board minutes 2/22/01

Planning Board minutes 2/22/01

Page two

septic system. Mr. Wood adds that 70-80% of the water will be reclaimed and re-used. The septic systems are leachfields with concrete chambers.

The narrowest distance from the pavement to the brook is 55 feet. There are no buildings within the 100 foot setback from the brook.

Dwayne Woodsome feels that before we go too far we should send this project to DEP for their permits and then have the town review it.

Roland Denby asks if the soils are adequate to handle the septic system and how high is the water table on this lot. Mr. Burnell answers the water table is five feet below the surface. There are four monitoring wells on the lot and they have studied the level and flow of the ground water as is depicted in the reports on nitrates and ground water flow done by Gillespie and Associates.

Roland Denby states his concern that the run off into Hamilton Brook flows into Shaker Pond.

Mr. Burnell states that they are required under storm water law to apply to DEP and that is why they have installed the capturing ponds and retreating the water. Mr. Burnell adds that all water from this site will remain in the ponds and be treated.

Dwayne Woodsome asks them to depict where the floodplain is on their maps. Susan states that it would be hard to convince anyone with these reports that this area isn't wet when we see the flooding every season.

Susan asks how close the pavement is to the closest property line. It is 15 ' at the closest point.

Susan asks if they have considered going to DEP first for their stormwater permit and permit by rule? Mr. Stearns answers that Waterboro's is the most stringent restrictions so they wanted to get a ruling from the Planning Board first so as not to have to apply to DEP with an unapproved plan.

Susan asks how many people are estimated to use the car wash. Mr. Wood answers his estimate is 30-35 cars a day.

Todd Morey states that parking facilities are not permitted in the stream protection district according to the Zoning Ordinance. They would have to remove the parking lot from the stream protection zone.

Teresa Lowell asks about the source of water. Susan states that they would be on town water and feels that the current system is at capacity. The Waterboro Water District would have to be involved in this process.

Dwayne Woodsome explains that DEP has been in contact with the town because they have received complaints about this project. Susan asks what the neighbors have been told about this project. Mr. Wood states that only within the last couple of days were the abutters informed in writing of this proposal.

Planning Board minutes 2/22/01

Page three

Bob Gobeil would like to know if they are providing sidewalks as part of their proposal. This would all be discussed at any future public hearings. Mr. Wood is agreeable to providing sidewalks in his proposal.

Dwayne asks if there is going to be room for tractor trailers to pull in off the road to get to the coffee shop. Mr. Wood answers that their plan by design is to discourage that type of traffic. Susan asks about the hours of operation. Mr. Wood answers that the coffee shop/ Laundromat could possibly be open from 4-5 a.m. to 10 at night. The car wash would be from 7-8 a.m. to 7-8 at night. They would turn the lights off at night.

Susan states that the first thing they need to do is remove the pavement from the stream protection zone. The town also needs to know that DEP is being consulted on the necessary permits in writing by DEP. There will be a third party review of this application.

Mr. Burnell will provide a new plan showing the parking lot out of the stream protection zone. They will provide proof that they are in contact with DEP and they will provide sidewalk access on their plan. This information will be provided prior to the next meeting so that the planning board members may review it prior to their meeting.

9:00 Bill Thompson from BH2M for a preliminary plan for Meadowbrook Acres subdivision proposed by Andy Cote on Tax map 11 Lot 42.

Bill Thompson gives an over view of the plans for this 14 lot subdivision. He explains the contour lines are hand topo for the road design and drainage and the rest are taken from the USGS topo maps.

There is a fire pond for safety and all the stormwater will be drained to this fire pond.

Dwayne states that the first thing we need to address is the length of the dead end road being 1800' and he is asking for a request for a waiver. Brookside drive was designed as a low volume road and has already received two waivers to extend the dead end. Dwayne questions whether the Planning Board can grant another extension. Todd Morey states that more than 25 houses on a road puts into a collector road status and a collector road cannot be a dead end.

Dwayne states that the road will either have to extend to Deering Ridge Road or create some type of loop so this is not a dead end.

Susan states she is not in favor of developing a road through that beautiful piece of property or of having all that traffic coming out onto that hill.

Dwayne states that if he has his way if this subdivision goes through there will be a stipulation that there will be no further development of this property and Mr. Cote would have to sign off on that and it would also be required to be recorded on the plan.

Dwayne thinks this should be sent to the Road review committee to make a recommendation. Roland states that the requirement for a dead end road is no more than 600'. They have granted

Planning Board minutes 2/22/01

Page four

waivers but 1200' is as long as they've gone. Susan asks if they are proposing to build this road up to town standards. Mr. Thompson answers yes. Susan adds that she doesn't want him to understand this means it is a town road or that the town will maintain it.

Bill Thompson asks the Planning Board what their concern is regarding the length of the dead end. Dwayne answers that safety is the concern. If a tree or wire is down there are a lot of people who wouldn't be able to get out.

Dwayne Woodsome makes the motion to refer this to the town attorney to see if the Planning Board has the right to create a collector road that is a dead end. A copy of the Street design ordinance will be sent to the attorney as well as information on the original subdivision. Dwayne makes reference to section 9.3.1.6 in the Subdivision regulations regarding dead end road standards as well. Everett Whitten seconds. Motion carries with a 4-0-0 in favor.

III. MINUTES

Dwayne Woodsome made the motion to approve the January 10 meeting minutes with the change as discussed with Susan. Roland Denby seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome made the motion to approve the February 14 meeting minutes. Todd Morey seconds. Motion carries with a unanimous vote in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Dwayne Woodsome states that the information on the Otto Brandt pit has been located which provides the necessary information to exempt this pit from active status of the gravel ordinance. Dwayne Woodsome made the motion based on this information pursuant to section 16.1 of the Extractive Industry and Land Reclamation Ordinance that the Otto Brandt pit owned by Douglas Foglio is exempt from proof of active status requirements. This is due to the fact that this pit has a current DEP permit filed with the town and through the towns lack of objection to this process has approved this pit. This is in accordance with town attorney advice. Permit # 362 was issued on 8/18/99 by ME DEP. Roland Denby seconds the motion. Motion carries with a vote of 3-0-1 in favor with Everett Whitten abstaining.

VI. COMMUNICATIONS

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 10:25 p.m. Roland seconds. Motion carries with a unanimous vote in favor.

Approved Date: 3/4/01



Dwayne Woodsome

Everett Wheeler


