

PLANNING BOARD

Town of Waterboro

MEETING MINUTES APRIL 11, 2001

I. ROLL CALL

Chairman, Doug Foglio called the regular meeting to order at 8 p.m. following the public hearing of East Waterboro Mini Storage. Attending from the Planning Board are: Doug Foglio, Everett Whitten, Roland Denby, Todd Morey, Dwayne Woodsome, Tim Neill. Attending from the public are: Teresa and Russell Lowell, Bob Gobeil, Robert Georgitis, Steve Kasprzak, Terrance Hackett, Tom Soule, Rick Light, Sharon Illig

II. APPOINTMENTS

8:00 p.m. Under old business the site plan for East Waterboro Mini Storage Phase II and III on Map 5 Lot 35A is reviewed. Doug Foglio explains that he met with Sebago Technics and the engineers of this plan and reviewed it with them. This drainage plan with its revisions now addresses the additional 16 acres of this lot, which was not dealt with prior to this. Doug stated that Shawn Frank, the engineer from Sebago Technics reviewed this plan for the town. Shawn assured Doug that this plan is acceptable. The town was supposed to receive a fax from Sebago Technics but it hadn't come in prior to the meeting.

Doug states that he sees there is 100' of 12" culvert that is set at ½% grade which he feels will plug in a very short time. Another concern is that the town of Waterboro has a minimum standard for culverts of 15" for. Doug states the proposed culvert does not meet town standards and further believes that the culvert should be 18". Doug adds that the rest of the plan seems to be fine.

Rick Light explains that he can't disagree on the culvert velocity, however this is meant to be an equalizing culvert. Rick stated that the Planning Board could have a condition of approval that the applicant flush out the culvert periodically. They could further condition that they install a smooth culvert in place of corrugated.

Dwayne Woodsome asked if the applicant would rather put in an 18" smooth culvert or have to bond the project? Rick Light states that he is not sure that the 18" culvert will fit.

Todd Morey states he feels that an 18" culvert would slow the flow of water.

Doug Foglio states that the water is not going to flow anyway at ½ % grade. The ground is flat. Doug adds that in the conditions of this approval there should be a complete set of as built plans submitted to the town and that no concrete is poured until an engineer has verified the elevation of all pads and adds that the as built should be done by a registered surveyor or a certified engineer.

Doug states that this is a self created problem by the property owners, because this project was not constructed to the specs of the first approval by the Planning Board. The elevations of the buildings were supposed to be 100.8, which would make it level with Route 202. As it sits right

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now it is 3/10 below the road. If this was built to spec the project would be level with the road and the 18" culvert would fit.

Todd Morey asks for an explanation from Doug regarding that statement as he was not on the board when Phase I was approved. Doug explained that when the project was approved and prior to its completion there were changes in the code enforcement officer at the town and nobody checked the grades. Doug states this is why he thinks the town should require as built plans prior to occupancy being granted. Doug states he is not sure that a code enforcement officer is trained to check the grades and that the planning board should look at reviewing the site plan ordinance to add that requirement of as built plans and checking grades of projects before concrete is poured.

Roland Denby asks Todd Morey if he feels a 12" culvert is adequate.

Todd states that he sees the point Doug was trying to make earlier. That the outlet of the pipe is at the same elevation so the water could back up into it. Doug adds that water will seek it's own level.

Rick Light states he has not problem installing a 15' culvert. He adds that he realizes the flow rate is slow through that culvert but it is meant more to be an equalizing pipe than a drainage pipe.

Doug states that his concern here has never been a question of flow it has been of keeping the water moving through there as it always has.

Rick Light states that he thinks this is a conservative plan to cover the worst case scenarios.

Doug Foglio replies that there is no question about their calculations. When you have a 12' pipe it is very easy for a small animal to get in there and block the pipe. If you gate the ends of the pipe to prevent that, then you can be assured that leaves will clog then end of the pipe. A pipe should allow for some sedimentation but should still allow for flow.

Rick Light states that is reasonable to presume that a businessman being onsite would check the pipe regularly.

At this time the checklist for site plan is reviewed.

- The Boundaries of the site and abutting streets don't apply to this plan.
- The outlines of the building are shown.
- The layout and location of parking is satisfactory.
- The Location of free standing structures (fence) is satisfactory
- The Location of screening and buffers is satisfactory.
- The Location of the utilities does not apply.
- The Topography showing effects on adjacent property is acceptable with the change from a 12" pipe to a 15" smooth bore pipe.

Doug adds that the buildings are equipped with lights so the applicant can submit the plans of the buildings to the CEO before he gets his permits.

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Dwayne Woodsome made the motion to approve the site plan of East Waterboro Mini Storage Phase II and III with the following conditions:

1. Install a 15" smooth bore pipe in place of the 12".
2. Supply the CEO with proof of lighting prior to issuance of a building permit.
3. Verify the grade of the pads prior to pouring any concrete by a certified engineer or registered surveyor.
4. The developer is to furnish the town with a set of as built plans upon completion of the project and prior to occupancy being granted.

Everett Whitten seconds the motion. Motion carries with a vote of 4-1-0 with Todd Morey opposing.

8:25 Steve Kaskprzak and Robert Georgitis for preliminary plan approval of Edna Knoll Subdivision on Map 11 Lot 15. Steve Kaskprzak reviews what he has made available to the planning board for their review. He has provided along with the letter of March 16th, a hydrogeological study, a nitrate study, and a soil and erosion control plan. Steve reviewed the nitrate study, which he states meets the town's standards.

Roland Denby states that when they did the site walk on this property he noticed a sheer wall where there was once a small pit. Steve says there is a sharp drop and they are going to regrade the pit area to a 2/1 slope near the driveway on lot 1. Steve says this has been like this for 40 years and he doesn't think there is any real danger.

Todd Morey asks if lot 3 is going to be brought up to same grade as the road. Steve answers no.

The checklist for preliminary subdivision plan is reviewed. They need to provide the following information on the plan for final review:

- Add the address of the soil scientist.
- Add the name and address of the hydro-geologist
- Add the width of Logan circle.
- Provide a copy of the restrictive deed covenants

There is a brief discussion about adding a restriction that these lots will not be further subdivided. Roland Denby asks if Steve plans to have any deed restrictions and Steve answers just to have single family residences.

Roland Denby made the motion to approve the preliminary plan subject to the corrections mentioned on the checklist. Todd Morey seconds. Motion carries with a vote of 4-1-0 in favor with Dwayne Woodsome opposing.

8:55 Terrance Hackett for conditional use / setback reduction on Map 14 Lot 2. Mr. Hackett explains that by the design of this lot he cannot meet the required setbacks. He is asking for a 1' reduction in the side setback requirement. It is explained to Terrance that he has not included drip edge or steps into his measurements and they are considered for setback.

Dwayne Woodsome made the motion pursuant to section 2.08 to grant a 70' frontyard setback and a 30' rear lot line setback with the following conditions:

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- that all other setbacks are met under section 2.08.
- That the house be laid out by a registered surveyor prior to pouring the foundation to insure setbacks are met.

Roland Denby seconds.

There is some discussion about the septic tank. Dwayne Woodsome recommended that the tank be moved to the other side of the property in case they ever wanted to put a garage there. Doug added that the leach bed should be on the other side of the driveway to the front of the lot so that the well could be moved to the rear away from what Doug knows to be another septic system on an abutting lot. This would allow the availability of the whole right side of the lot for a garage and they would not have to drive across the leach field.

Motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETINGS

Dwayne Woodsome made the motion to approve the minutes of March 14, 2001 as written. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Doug Foglio states that a letter was sent to Francis E. Wood regarding the waterways project with concerns about the project being 100' from Hamilton Brook. There has been a site plan application by the Owens's for a use that also abuts Hamilton Brook and all of the same criteria should apply to their application as applies to Waterways. Even though the application from the Owens's has been withdrawn at this point, they are still trying to inquire with the Code Enforcement office about a restaurant on his property.

Doug states that he spoke with Mr. Wood regarding Waterways and they are still going to come before the Planning Board on the 26th with a revised set of plans, pulling the whole project out of the 100' setback from Hamilton Brook and other concerns they have about their project.

VI. COMMUNICATIONS

The following communications were handed out to the Planning Board members:

1. Letter from Ken Cole to ZBA
2. Letter from Doug Foglio to Waterways
3. Letter from Ken Cole regarding review of Bartlett Pines Subdivision ROW
4. Letter from Ken Cole regarding subdivisions
5. Letter from Ken Cole regarding recent supreme court rulings
6. Notice of Public Hearing for ZBA of 4/25/01 of Russell & Trina Waterman

VII. MISCELLANEOUS

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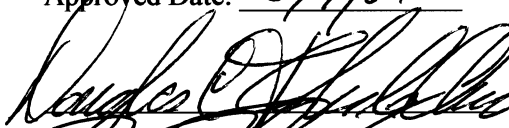

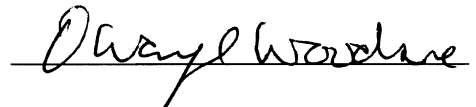
1. Doug and Todd discuss setting a meeting with Lake Arrowhead to review their proposed wellhead protection zone. Todd will call Patti with his available dates and she will set a meeting with Jeff Brown and their engineer and inform Doug and he will make every effort to be there.
2. Discussed holding a workshop to continue the process of reviewing the zoning ordinance with Sebago Technics. Doug states that he would like on the agenda for that meeting to discuss a change to the site plan inspections and having as built done of projects to make sure projects are built to spec.
Dwayne Woodsome made the motion to set a workshop date of May 3 at 7:30 and will invite Walt Stinson from Sebago Technics to sit in on this workshop as a consultant. Roland Denby seconds the motion. Motion carries with a unanimous vote in favor.
3. Doug announces the Zoning Board of Appeals hearing of 4/25/01 to hear the appeal of the planning board decision for Russell and Trina Waterman.

VIII. NEW BUSINESS

IX. ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 9:30 Everett Whitten seconds. Motion carries with a unanimous vote in favor.

Approved Date: 5/9/01

 Roland E. Denby
 Everett Whitten
 Dwayne Woodsome