

Town of Waterboro

Planning Board Meeting Minutes
July 11, 2001

I. ROLL CALL

Vice Chairman, Susan Dunlap calls the meeting to order at 7:30 noting attendance of Tim Neill, Everett Whitten and Ken Danforth. Ken Danforth the newest member of the board is introduced.

II. APPOINTMENTS

7:30 Communications are reviewed as follows

1. Selectmen meeting minutes from June 12, 19 and 26 are noted.
2. A stop work order that was issued by Jim Webster on the Roy Russell property was noted. Patti reported that Mr. Russell will be at the July 26 planning board meeting to apply for a renewal of his conditional use permit.
3. There are two letters from Steve Kasprzak to the Selectmen that were noted. One is regarding the issue of the Selectmen posting John Smith Road where Mr. Kasprzak is asking for public debate on this issue. Susan Dunlap states she feels the public had their say when they voted this road in as a public road. She thinks the selectman should remove the sign stating authorized vehicles only.
4. A letter from Doug Foglio to the planning board regarding the Andre Cote application for subdivision is reviewed. A workshop is set for August 1, 2001 at 7:30 with Mr. Cote to review what the next step will be. There is discussion as to whether this should be advertised as it was stated at the public hearing that all meetings with Mr. Cote would be advertised. The board felt that where this is a workshop they did not feel the need to publicize.
5. Sue Dunlap asks Patti to make sure to send a report down to the Selectmen for council meetings each month.
6. Everett Whitten states that he thinks the board should start working on Zoning Changes. Everett thinks that they should be looking at the Village Zone. Sue states that the Conditional Use Committee is looking at some of those issues.

7:45 Myron Edgerly with a Site plan application for Baker Automotive and Funtime Video-Tanning on Route 202, Tax map 4 Lot 41. Myron explains the plans. This is for a repair garage only with no gas pumps. There will be three 55-gallon drums, one to sell motor oil, one for used motor oil and one for antifreeze. The used oil and antifreeze will be sent out and recycled and they currently have a contract for the removal of those wastes.

Mr. Edgerly is requesting a waiver on the hydro-geological study. Mr. Edgerly also has a letter from the Water District stating that the district can handle the water usage of this business.

This is a 24-acre parcel and this business will be located on 10 acres of the total parcel. The last 10-12 acres will be held aside for possible future development.

Everett Whitten asks what the drainage ditches are on the plan. Myron replies that he intends for these ditches to collect any run-off of water and direct the water to the back of the lot to avoid any run-off onto abutting properties. The property is very flat. If there is any water it would collect in the ditches.

Myron states that there is a family of beaver living out to the back of the property that keeps that portion of the lot flooded. There is a natural drain to this property that flows out to where the beaver are living.

Mr. Edgerly asks if the pond that is located on the property was dug by the State when they built up Route 202. Everett Whitten states that it was.

Mr. Edgerly states that he has had a soil test done but he does not have the septic design yet. The system would have to be built up and he is intending to install a 350-400 gallon flow system.

There is going to be a 50' buffer strip of existing tree line along the sides of the property. The ditches along the sides of the property are for rainwater drainage.

Susan Dunlap asks about parking. The parking area will be paved and the area is shown on the site plan. The requirement for this use is 1 space for every 200 square feet of the use and 1 space for every 3 employees. The square footage of the building is 4,000. Susan adds that the spaces will have to be marked. This is a requirement of the zoning ordinance that any more than 10 spaces must be marked.

Susan asks Patti to research what is the limit on impervious area before a project requires DEP review.

Mr. Edgerly states that he intends to pave in front of the store and on the sides and 50' out back. He adds that it will be a 2" base of pavement with a 1" topcoat.

Mr. Edgerly reports that he has checked with the State regarding his entrance permits and they are going to require a 16" culvert.

This will be a metal roofed building with vinyl siding.

Susan Dunlap asks if they have a contract for disposal of their waste. Yes they do. Ken Danforth asks if they intend to store any parts or cars out back. Larry Baker answers that he gets rid of all of his junk on a weekly basis.

Susan Dunlap asks about landscaping plans. Mr. Edgerly states that he will slope and seed the ground into a swale ditch and leave the natural tree line to protect abutting property.

The Board decided to schedule a site walk of this property on July 26 at 6:30 p.m. before the regular meeting. They will wait until after the site walk to decide on the request for waiver of the hydro-geological study.

The checklist for site plan is reviewed at this time. The following is a list of addition information that will be required to be submitted on the engineered plan:

1. Show the right of way width of Route 202 on the plan.
2. Show the layout and location of off-street parking and loading areas (with spaces and aisles marked) and of all access drives and vehicular maneuvering areas.
3. Show the topography of a contour interval not greater than 2 ft. showing the effects upon adjacent properties.
4. Show the setback envelope of the property on the plan depicting the buildings and distances from property lines.

The following list of items is satisfactory to the board for further review of this site plan:

1. The outline of the building.
2. The location and size of all signs and similar freestanding structures. Mr. Edgerly states that the signs will be located on the building to start off with. There will be no other freestanding structures. There will be no gasoline pumps.
3. The location and direction and type of outdoor lighting. Mr. Edgerly explains that there will be 12 candle lights. They are adjustable and are located on the side of the building shining down at the pavement. The light should not shine on abutting properties with the trees for a buffer.
4. The location of all utilities. Mr. Edgerly explained that there will be 1 utility pole set and then will be run underground.

Mr. Edgerly explains that he intends to hook up to public water. He can dig a settling pond if he has to, to ease abutting property owners concerns.

Everett Parker Jr. and Sr. are present and voiced their concern about effects on their property, which abuts this property. Everett Parker Jr. requests that the board require a survey from inland fisheries and wildlife and a TOT survey. They also felt the request for a waiver of the hydro-geological survey should not be granted. Susan Dunlap states that the board will look into whether they can mandate a study from inland fisheries and wildlife and who would be responsible to pay for it.

Susan Dunlap states that the applicant has already stated they have a current contract for the disposal of their waste. That the Board has the option to have this plan sent out to peer review at the applicants expense if needed.

Susan Dunlap informs Mr. Edgerly that the board would like to see all the information provided on one engineered survey.

A public hearing is scheduled for August 8, 2001 at 7:30 for this site plan application.

The next appointment is Jeff MacDonald to review the reclamation plan for the pit located on Bennett Hill Road on Map 5 Lot 21-3. Jeff MacDonald is present to review the plan with the Board. The reclamation checklist is reviewed. The board requested the following information to be added to the reclamation plan:

1. Depict Maddock Brook that runs through the property on the plan.
2. Show the current area of extraction on the plan.
3. Provide a current survey showing the lot that was recently taken out of the property.
4. Show the required setbacks on the plan.
5. Add a statement of guarantee that the maintenance of this project will be carried out through the reclamation of the project.
6. Provide an erosion control plan that meets the minimum 1991 requirements.

The gate requirement is discussed. Susan Dunlap would like the record to show that the Planning board waived this as a requirement in a previous vote for safety reasons. It is entirely up to the pit owner whether they have a gate or not and the board is not requiring a gate.

There was discussion about the alternate reclamation plans. Jeff stated that he isn't positive what the end result will be for this property. Susan Dunlap explained that all the board needs to know at this point is what he is reclaiming the property to. If it is a hay field, that is all they need to know. It is decided to remove the alternate B reclamation plan from the file.

Jeff explained the topographic plan to the board. This was done at 5' contour intervals. The proposed contour after reclamation is also shown.

A site walk is scheduled for August 1, 2001 at 6:30 at the site to view the property. Jeff MacDonald requested that any members of the public obtain written permission from him to attend this site walk.

Susan Dunlap states that she suggests that Jeff wait until after the site walk to do any changes to his plans in case something comes out of the site walk that he may need to change.

The next appointment is John Perry and Kevin Cullenberg with a sketch plan application for an 8-lot subdivision on Map 3 Lot 22-4. Kevin Cullenberg explained the subdivision that is located along Star Hill Road and Avery Road on a 22-acre parcel. The checklist for sketch plan was reviewed. The following list of items were received by the planning board:

1. Sketch plan
2. Subdivision application
3. Name of subdivision
4. Estimated Acreage of lots
5. Road Locations are existing roads
6. There are no natural features of the property that need to be on the map
7. Plan conforms with Zoning

The following is a list of items that will need to be submitted to the Planning Board for preliminary review:

1. A deed of proof of ownership or a statement giving authority to act on the owner's behalf.
2. Plan will have to be reviewed for conformity with the comprehensive plan.

Kevin Cullenberg explained that two of the lots included in this application already exist. They want to include these two lots in the subdivision but are requesting to exclude them from the fee system because they are existing lots. It is explained that the lots were broken out with the understanding that the remaining lot was over 40 acres and therefore exempt from subdivision. A survey was recently performed and the developer has learned that the remaining land is not 40 acres. They would like to clear this up with this subdivision application and include those lots to make this all legal.

Susan Dunlap states that this is not a decision they can make tonight but the board will look into what the options are. Sue explains that the next step is to present the board with a Preliminary Plan. A site walk and public hearing will probably be scheduled at the time of Preliminary review.

There is discussion regarding the hydro-geological impact study and it is noted that the applicant has requested a waiver on this in his application.

It is decided to add the remaining items on this agenda to the next meeting due to the lateness of the meeting and the number of Planning Board members absent tonight.

IX. ADJOURNMENT

Tim Neill made the motion to adjourn at 10:30 Everett Whitten seconds. Motion carried with a unanimous vote in favor.

APPROVED DATE: 7/26/01

Luana Dunlap _____
Everett Whitten Tim Neill _____