

# PLANNING BOARD

**Town of Waterboro**  
Public Hearing Meeting Minutes  
July 16, 2001

Dwayne Woodsome called the public hearing to order at 7:34 noting attendance from the Planning Board of Tim Neill, Everett Whitten, and Susan Dunlap entered at 7:37. There were 10 plus members of Saco Valley Credit Union present and no members of the public.

This public hearing is to hear comments from the public regarding the site plan application of Saco Valley Credit Union on Map 22 Lot 10 on Route 202.

James Keenan is the project manager; Michael Keen and Dave Douglas are engineers for the project. Terry Shaw and Phil Trudeau are officials of the Credit union.

James Keenan explains the submission of the additional information on the plan that was requested at the initial meeting of the planning board. Sidewalks were added to the plan. They have depicted the foot candles to show that no light will shine on adjoining properties. They have submitted a request in writing for a waiver on the hydro-geological study. They have submitted a letter from the Water District that the public water supply can handle the usage of this business.

Mike Keen explains the project. They will replace the existing dwellings on the property. There will be two entrances onto Route 202. They have acquired their state entrance permits. They now own the property as they have closed on the sale. The drive up traffic will go around the back of the building. There will be 2 drive through windows and one 24-hour ATM. There is a by pass lane for people not wishing to use the drive through. There are 30 parking spaces on site. The site will be elevated 2' graded to the swales to keep any drainage on site.

The building will be constructed on a slab on grade. They will be hooking up to town water and will install on site septic system.

The building will be a 1-½ story cape style building. This property is located in the village zoning district with a requirement of a minimum of 40,000 sq. ft. which they have. The second floor of the building will hold employee lounges and there will be no public access to the second floor. There will be a handicap restroom facility on the first floor to meet ADA requirements.

The landscaping plan was explained. Some of the existing mature trees will remain on the site. The lighting plan was explained and a photometric study was presented. All the lighting fixtures will be shielded so no light spillage will occur off the property lines. None of the light sources will be visible.

Dave Douglas who is the soil scientist and performed the soil evaluation and designed the septic system explains that the water table is high on this property. He has designed a 16-

chamber system with a 195-gallon flow, which is actually less flow than what exists on the property now.

Jim Keenan introduced the sign information to be reviewed by the board at their next meeting. They are proposing a 90 sq. ft. sign, which is shown on the plan, and one sign on each end of the building.

The floor is opened up for questions at this time.

There are no members of the public present.

Susan Dunlap asks about the sign. James Keenan states that the sign is 85 sq. ft., which is under the 100' sq. ft. allowed. It is a 9' x 10'. It is under 25' in height and will be a free standing sign.

Susan Dunlap asks how many parking spaces are they proposing. James Keenan answers 30. Mike Keen adds this is based on 3,000 sq. ft. of public service area and 1 space for each 3 employees. The requirement in the zoning ordinance for financial institutions is 1 space for every 200 sq. ft. of public service area and 1 space is required for every three employees.

Dave Douglas states that the green space of the property vs. the impervious area is that the total sq. feet of the property is 43,000 +, the sq. feet of impervious area is 27,087 which is 65% of the lot being impervious area. There is 14,000+ sq. feet of green space intended on the lot.

Dwayne Woodsome asks about the entrance and exits. Dwayne states that he would prefer that the entrance be one way and the exit be one way. He feels that it would be safer.

James Keenan states that they are looking at having one-way entrance and exits. The entrance and exit will both be 24' wide. James believes that the customer will have the ability to exit the lot without having to go around the back of the building.

At this time there are no further questions or comments.

Dwayne Woodsome calls the public hearing to a close at 7:50.