

# Town of Waterboro

**Planning Board  
Meeting Minutes  
For workshop  
August 1, 20001**

## I. ROLL CALL

Susan Dunlap calls the workshop to order at 7:40 p.m. noting attendance of Todd Morey, Tim Neill, Everett Whitten, Ken Danforth, and Dwayne Woodsome enters the meeting at 8:15 p.m. Attending from the public are Bill Thompson, Andre Cote, and one resident from Brookside Drive. John Perry and Kevin Cullenberg.

## II. APPOINTMENTS

Susan noted that the board performed a site walk at 6:30 this evening at the Bennett Hill Road Pit owned by James MacDonald.

### **7:30 Andre Cote and Bill Thompson to review the plan for Meadowbrook subdivision application.**

Susan Dunlap states that a concern of hers is that she feels the town should look at upgrading Brookside Drive because that road is in bad shape now. Todd Morey suggests having Mr. Cote's engineer look at estimating the cost of upgrading Brookside Drive to current town standards and possibly splitting the cost between the developer and the town.

Mr. Cote states that he has not seen any other subdivision in town being required to upgrade current road conditions.

Todd adds that we are talking about a dead end here, not a through road.

Mr. Cote states that he is willing to have a traffic engineer look at the intersection that the current residents are concerned about. He is willing to install speed bumps. Is willing to install fire protection.

Todd Morey states that he feels a 3,900 foot dead end is too long.

Mr. Cote states he is willing to state no further extensions of this dead end will be requested. He is willing to agree to never extend this as a through road to Deering Ridge Road.

Susan asks if there is any way to loop this road around. Mr. Cote replies that he doesn't feel making a longer road is going to make it any safer.

Todd Morey states that adding more traffic is going to affect Brookside Drive and the town has to look at that.

Everett Whitten asks if the developer will consider any alternatives to the hammerhead turns? Mr. Cote replies yes he is open to alternatives.

Mr. Cote states that he is looking for approvals before winter so he can get most of the work done over the winter months when he feels will be least damaging to Brookside Drive. Mr. Cote states he is not willing to upgrade Brookside Drive. That is not feasible for him and he will have to develop more land to recoup the cost. He is willing to address the safety concerns. He will do whatever the fire chief requires. He will agree to no additional subdivision applications. He will remove the added rights of way for future development. He will agree to a cul de sac. He will agree to never develop the road through to Deering Ridge Road. He will dedicate open space to the town. He is trying to develop as little road as possible as he can for feasibility reasons. Mr. Cote adds that he was a little upset that the road review committee met to discuss this proposal and he was not informed about the meeting so he could have input into that process.

Susan Dunlap states that she would like to pursue looking into the current conditions of Brookside Drive. Sue adds that she has a problem with making the developer responsible for the current conditions of that road.

Ken Danforth asks if Mr. Cote intends to build the road up to town specs? Mr. Cote replies yes his intention is to build the road to be accepted by town meeting as a town road.

Susan states that Mr. Cote should understand that any deterioration done by his equipment to the existing road would be his responsibility to fix.

It is agreed that the next step has to be a decision on the request for a waiver for the extension of the dead end road. Mr. Cote thinks the ordinance should be changed so there is a definite length that the town will not go beyond. Right now the board has the authority to grant the waiver. It is agreed that the request for a waiver for the dead end will be put on the August 8 agenda for a vote so that Mr. Cote can move on with his project.

There is discussion about requesting the road review committee to look at Brookside Drive. The board decides to ask the road review committee to do a site walk with them at Brookside Drive on August 16 at 6:30. They will meet at the circle.

**9:00 p.m. Kevin Cullenberg and John Perry for their application for an 8-lot subdivision on Avery Road and Star Hill Road.**

Susan Dunlap explains that three of these lots on the plan are existing lots and there is a house on two of the lots. The applicants are asking for this subdivision application to consume the existing lots.

Dwayne asks who will be plowing and sanding the road and how do they propose to people in and out? John Perry answers that it is already a 33' wide road. Kevin Cullenberg states that they won't be asking the town to maintain the road unless it is brought up to town specs.

There is a view easement on three of the lots that nothing can be built in that area due to the view of Mt. Washington. The common area will be owned by all lot owners.

There is discussion about the right of way. There is a 50' easement currently. The board informed the applicants that they would require a deeded 50' right of way which would mean changing the lots lines on the back sides of the lots. Todd added they would want to see a minimum 18' wide road. The fire chief may require a wider road. The current property owners would have to agree to this. Todd adds that the developers will have to get a recommendation from the fire chief.

Dwayne adds that they would need to build a turnaround for fire equipment.

Sue asked about fire ponds. John Perry states there is already a fire pond and they can install a dry hydrant.

There is discussion regarding the status of Avery Road. The developers believe it is an abandoned road.

A site walk is scheduled for August 8, 2001 at 6:30 at Avery Road.

Kevin Cullenberg would like to clear up the issue about the lots being illegally subdivided. He wanted it to be clear that this was not intentionally done. That the developer at the time thought the remaining parcel was over 40 acres and according to the survey done at the time it was more than 40 acres. When Kevin went and performed a current survey with more updated instruments he found the remaining parcel was 33 acres.

Sue states that our concern is that there are current deed restrictions on the existing lots and they are proposing different restrictions for the rest of the lots. There is discussion about leaving one or two of the lots out of the subdivision. Two of the lots are legally split. Lot 8 can either be excluded from the subdivision or if the owner of lot 8 agrees to the restrictions there is no problem.

This workshop adjourns at 10:00 p.m.