

Town of Waterboro

Planning Board meeting minutes July 25, 2002

I. ROLL CALL

Sue Dunlap calls the public hearing to order at 7:20 p.m. noting attendance from the board of Tim Neill, Everett Whitten, Roland Denby, and Dwayne Woodsome. John Perry, Kevin Cullenberg, Carl Hoos.

The public hearing is on Avery Starr Subdivision application of John Perry. Kevin Cullenberg is the engineer for the project for owner John Perry addresses the board to clarify some issues raised at the road review committee workshop. The definition of the discontinuance is from the end of the McKonkey property to the Alfred line. The CEO signed off on how the subdivision was created and that it was not an illegal subdivision and he does not think the applicant should be charged for incorporating the three lots into the plan. There is an agreement already in place to make a fire lane.

Carl Hoos has an appointment with the board of selectmen on July 30 to get a determination from them on the status of Avery Road. The developer accepts the fact that this road was abandoned.

Carl Hoos, abutter to John Perry's property and lives at the end of Avery Road states that he lives just past the last proposed lot of this subdivision. He has widened Avery Road to 14' and has put \$25-30,000 into the road. His concern is that with the addition of more people using the road there is no guarantee to him that the road will be maintained by anyone but him. He feels there should be a road maintenance plan put together and made legal before this subdivision application is approved.

Kevin Cullenberg replies that he would like to have as a condition of approval on this plan to have a signed agreement with Mr. Hoos to maintain the road. The applicant doesn't have a problem with the board requiring such an agreement. The applicant would however like to keep the character of the road.

Carl Hoos states that the character of the road will have to change with the added traffic these house lots will bring.

Dwayne Woodsome states that a road design plan that would bring the road up to a standard acceptable to all current and future land owners will have to be presented, reviewed and approved.

Public hearing closes at 7:55 p.m.

II. APPOINTMENTS

John Perry for preliminary review of Avery Starr subdivision. The preliminary checklist is reviewed.

The following items are still outstanding on the checklist:

- Signature line for the subdivider
- The board needs to verify the completeness of the nitrate study vs. hydro-geo study.
- The view easements need to be defined on the plan.
- Proposed restrictive covenants.
- Road design bringing the road up to an agreeable standard.
- Erosion control and stormwater drainage plan

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- Depict on the plan the stone walls
- Proposed road maintenance agreements.

Dwayne Woodsome made the motion to send the nitrate study along with the road design to peer review when the road design is submitted. Tim Neill seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome made the motion to send Star Hill section to the road review committee to obtain a 50' right of way for the town's future use. Tim Neill seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome asks if there is a brook running through the property where the pond is. John Perry states there is a seasonal brook going in and out of the pond. Dwayne states that this should be depicted on the plan.

Sue asks what is the .57 acre piece by lot 7. Kevin Cullenberg states that this piece will be joined with lot 7.

The road review committee will be asked to go out soon so we can move forward with this application.

Dwayne Woodsome made the motion to table this application based on lack of information. Tim Neill seconds. Motion carries with a unanimous vote in favor.

Kevin Cullenberg states that he would like to withdraw his application and consider alternate plans. If the board would provide information on what standard they will require the applicant to construct the road he could make a decision whether to move forward with this plan or a new one. The applicant would like to keep it a private road and not have to build it up to town standards. If the board is going to require the road to be built to town specs then they can't go forward with this plan.

Sue reads section 9.3.1.3 of the subdivision regulations that states, construction of streets shall conform to applicable standards.

The applicant will inform the board in writing as to their intentions with this application.

8:30 p.m. Bart and Deborah Smith application to amend Townhouse Woods I subdivision. The board reviewed their findings of the site walk. Roland states that every house in that subdivision has a greenbelt and we shouldn't allow them to cut trees. Bart Smith states he intends to replant trees where he has removed them after he moves the driveway. Bart states that he got permission from Steve Wentworth to do this. Then he found out he was part of a subdivision and that there was a no cutting green belt.

Roland states that the road is bad along that stretch as far as high speeds. Everett thought that all those lots were shared driveways and he only saw two that were. The subdivision plan was reviewed and all the lots within the subdivision are supposed to have shared driveways.

Dwayne Woodsome made the motion to deny the application to amend Townhouse Woods I to change the driveway entrance of Bart and Deborah Smith. Tim Neill seconds. Motion carries with a unanimous vote in favor.

Patti will check into who enforces the driveway violations. Dwayne states that the developer was supposed to put those driveways in. Sue states that the Smith's have an alternative and that is to widen the current driveway to make it safer.

9:00 p.m. Candice Gooch application of SAD 57 to place a portable classroom at the high school complex. Candice states that this portable will be placed near the gym entrance. It will be hooked into the current septic system. Dwayne states that our ordinance requires, air conditioning units, drinking water, restrooms, and fire alarm system hooked into the main building. Candice submits the specs for the modular that will show that all of these items are included. There is a proposed fence between the entrances to the classroom and the parking lot. Dwayne Woodsome made the motion to approve the conditional use permit to SAD 57 to place a portable classroom at the high school with the following conditions: The fence is installed, the portable is equipped with air conditioning, toilet facilities, drinking water, and the fire alarm system is hooked up to the main building, occupancy inspection and permit is issued prior to any use of the modular. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETINGS

The minutes for June 27 and July 10 are presented to the board for their review and will be voted on at the next meeting.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Robert Dame with Conditional use application to have a small welding business in his garage on map 16 lot 19d. The board reviewed the fire chief's recommendations with the applicant. The chief required that he purchase a 10 lb fire extinguisher to add to the 5 lb. One the applicant already has and to install one at each entrance to the garage. The applicant must finish taping the sheetrock to bring it up to a 1 hour fire rating as per code. The applicant will have to wire the electricity to code and get a state electrical permit. The opening to where the stairs were much be closed off. Robert stated that he has already purchased the fire extinguisher and finishing the sheetrock, and bought the wiring and will comply with getting the state electrical permit. Based on the facts as presented, Everett Whitten made the motion to approve the conditional use permit of Robert Dame for a welding business in his garage on Route 5 with the following conditions: Obtain state electrical permit and inspection prior to occupancy, meets the requirements of the fire chief's recommendations prior to occupancy, do not use the state right of way for storage or selling. Roland Denby seconds. Motion carries with a unanimous vote in favor.

VI. COMMUNICATIONS

VII. MISCELLANEOUS

Dwayne asks Sue to send a letter to the selectmen regarding the secretary work falling behind because the Code enforcement duties are taking precedence. Sue mentioned that the selectmen have allowed Wendy Carter to help Patti in the office.

VIII. NEW BUSINESS

Dwayne Woodsome states that he would like to send a request to the road review committee to provide a proposal for road standards within subdivisions so that this can be incorporated into the subdivision regulations.

Sue states that the board also wanted to look at design standards for site plan review and different levels of site review.

Roland Denby would like a copy of the road manual that Sue obtained from Kate Albert. Patti will make a copy for all members.

Sue asked Patti to discuss with the attorney about setting up a workshop for the planning board and it was suggested that we wait until we have a full board so the newest member can take part. There has been no word from the selectmen's office about replacing the vacancy on the board.

Dwayne discussed the idea the board talked about last year, about re-zoning the lots around Ossipee Lake to Residential and if the board wants to move forward with that we should set up workshops and start the process.

Roland and Everett have finished their review of the by-laws and are ready to present their proposed amendments.

Dwayne states that the board will have to watch how the growth management ordinance is working to see if it needs any changes for town meeting.

A workshop is set up for August 19 at 7:30 p.m. to prioritize issues for next year's town meeting.

IX. ADJOURNMENT

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

Approved date: _____

Kate Albert
Roland Denby
Everett Whitten
Dwayne Woodsome