

**Town of Waterboro
Planning Board Meeting
Minutes for
November 13, 2002**

I. ROLL CALL

Susan Dunlap calls the meeting to order at 7:30 p.m. noting attendance of Dwayne Woodsome, Tim Neill, Everett Whitten, Roland Denby, Kurt Clason and Teresa Lowell.

II. APPOINTMENTS

7:30 p.m. Larry Goddard application for conditional use / setback reduction on map 31 lot 7 to construct a 30 x 50 garage. Mr. Goddard explained that he owns three of the lots within the old subdivision. There is a right of way going through the property that services one lot further in. Tim Neill explains that Mr. Goddard told the board at the site walk that he would provide a new sketch of the deeded right of way. The tax map shows the right of way coming in at an angle and on the face of the earth the driveway comes in at an angle but the deed shows it coming straight through the property. Mr. Goddard provides the revised site plan. Sue asks if the lots in the same ownership should be considered as one lot? They can't because there are two camps on two of the lots. Everett Whitten asks if the application was amended to read lot 7 not lot 6 and it has been.

Kurt Clason made the motion to approve the conditional use / setback reduction pursuant to sections 2.08, 3.06 and 4.02, to Larry Goddard to construct the garage to within 35 feet from the edge of the right of way, 10 feet from the sideline and 25 feet from lot 5. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome states that he wonders if the applicant shouldn't record the letter from the neighbor along with the conditional use permit. The board recommended the applicant to do that but didn't condition the permit.

8:15 p.m. Dunkin Donuts site plan application on map

Gary Gerette from Alliance Construction representing Dunkin Donuts and Delphi Holdings II. This application is for an 8250 square foot three unit retail space. The building is 165' by 50' in the village zone on map 5 lot 16. They plan to start construction in April of 2003. They have done their wetland studies. They have provided 69 parking spaces and meets the requirements of the zoning ordinance. The traffic flow for the lot will be counter clock wise with a drive-through. There is only one exit from the site. There is cueing for 15 cars. There is truck access at the back of the store. The stores have rear access for loading areas. There will be 2 dumpsters out back to service the whole facility.

They have provided stormwater calculations. There is a detention basin planned. They are looking at an alternative for the stormwater management to run the stormwater in the other direction. Right now it is planned to run the water into a catch basin and to tie it into the current system that runs across Route 5. Because there is a brook across the street that runs into a pond deemed by the state to be most at risk, they are considering running the stormwater to the back of the site. Dwayne Woodsome states that there is a brook out back too and all the water will end up in the same place. Gary replies that the brook in the back of the property runs in the opposite direction.

They are requesting a waiver on the hydro geological impact study. He believes the reason for the study is to study the affect of onsite septic to onsite wells. They are planning to tie into the water system and bring it down Route 5 to their site and provide 2 fire hydrants.

Emergency vehicle access is 100% due to pavement being all the way around the buildings.

The traffic study has been presented to DOT and they are waiting to be scheduled for a scoping meeting and seeking a full permit from them. There are planned to be 344 trips at peak hours.

The site distance at 40 MPH is 710 feet to the left and 780 feet to the right.

They have done a photometric study and providing 22' high fixture lights with full cut off fixtures. No light will be directed up or off the site.

The grading plan shows the landscaping to be a land constructed berm being 4' high with plantings to screen the headlights from traffic.

Tim Neill asked if they have approached Hannaford to connect the parking lots. Gary states that they have and Hannaford was not interested in doing that.

Tim asks what the plans are for the rest of the site. Gary states that there could be a 5 or 10 year plan but for now the plan is as we see it. Dwayne states there is opportunity for something on the north side of the property. Gary states that to one side of the north section is the detention pond.

Everett Whitten asks about the building design. Gary directs the board to a picture of a similar design they are considering. It is colonial style building. They will present actual drawings for this site at the next meeting.

Sue asks if they consider development in the future will it be one site or would they split the lot. Gary states he doesn't know.

Teresa states that the plans don't show that the parking area meets the 50 foot front setback. Gary reviews the plan and states according to his calculations the paved area is set back 50 feet but he will make a note to make sure that it does.

Teresa asks about the sign, does the town have a maximum sign size? Gary states that the ordinance limits a pylon type sign to 300 square feet. He is not asking to exceed that.

Everett Whitten asks how long will it take to build this? About 4-5 months.

Kurt asks what are the proposed hours? From 4-5 a.m. to midnight. Sometimes franchises require 24 hours but that is in heavily traveled areas.

Sue asks if the abutter has been in contact with them? Gary doesn't believe so.

Dwayne made the motion to send this to SMRP to review the plan to see if it is complete. Patti states that the CEO already did that and sent a letter stating the applicant has submitted the required information to be presented to the board. Dwayne withdrew his motion based on that information.

The board reviewed the requirements for a hydro study.

Gary states that is very specific what the study entails to insure that onsite water won't be affected by onsite septic systems.

Sue states that part of the hydro study includes nitrate study and if the designed system is in excess of 800 gallons per day a hydro study is required.

If the site drainage plan is revised the changed plan will be ready within a week. Tim Neill made the motion to send the plan to peer review when the decision is made on the stormwater management plan. Teresa Lowell seconds the motion. Motion carries with a unanimous vote in favor. Patti will get prices from a few firms and provide these to the applicant.

A public hearing is scheduled for the December 11 meeting at 7 p.m. with a snow date of December 19th. This application will be put on the agenda for the same night.

8:30 p.m. John Perry with preliminary plans for Avery Subdivision.

John Perry with preliminary plan for Avery subdivision. Kurt asks about the distances for the view easements. John states that the ones that they had were transferred onto this plan. The name and address of the hydro study was added to the plan, the note reflecting section 7.4.1 was added, the note that lot 4 already has a house on it was added, there is a note regarding the 17' easement as required from the last meeting.

The following is needed prior to final plan review: The view easements need to be defined. A note must be added stating that best management practices for erosion and sediment control during construction. The lot line between lot 5 and what is shown as remaining land needs to be removed. A letter from the fire chief stating his recommendations and approval of the fire pond must be presented to the board.

Kurt Clason made the motion to approve the preliminary plan of Avery subdivision with the above referenced material being provided prior to final plan review. Tim Neill seconds. Dwayne Woodsome states that the easement should state that it is a public easement and the board and road review committee should review the wording before it is recorded. Kurt and Tim both agree to add this to the motion. Sue also states that she would like to see the building envelopes shown on the plan and a note stating that the 75 foot front setback is from the 17 foot easement. Kurt and Tim both agree to add this to the motion. Motion carries with a unanimous vote in favor.

When the applicant submits the final plan they will be scheduled to meet with the board for the next review.

Dwayne states that the board should invite Frank Birkemose Jr., to their workshop meeting about road standards.

III. MINUTES OF PREVIOUS MEETINGS

Dwayne Woodsome made the motion to approve the October 24 meeting minutes as written. Everett Whitten seconds. Motion carries with a vote of 6-0-1 with Sue abstaining as she was absent.

IV. REPORT OF OFFICERS

Dwayne Woodsome says he is working on next year's budget. They have a lot more money left in this years budge and he thought the town should put in for a town planner and maybe to share one with

another town. He is going to speak with the selectmen about that. Sue thought that the board should consider looking at purchasing a GIS program and realizes it would have to be approved at town meeting. Kurt Clason states that he will do some research on this program software.

Sue accepted the financial report from treasurer Dwayne Woodsome

V. OLD BUSINESS

Tim Neil made the motion for Southern Maine Regional Planning to assist the planning board on the Ossipee Landing subdivision application and the Orchard Hills subdivision application. Kurt Clason seconds. Motion carries with a unanimous vote in favor.

Sue states that she would like the board members to decide what they would like for a book bag and let Patti know so we can do purchase order and get those ordered.

Sue would like to set up another workshop for zoning changes. Time will be set aside on the November 25 meeting for a workshop. The board will meet at 6:30 to hold a workshop before their regular meeting. The agenda will have 1. design ordinance, 2. Arcview, 3. CUP standards.

VI. COMMUNICATION

The communications were reviewed as listed on the agenda.

VII. MISCELLANEOUS

It was reported that the members are not all getting their Maine Townsman magazine. Patti will look into this.

VIII. NEW BUSINESS

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: 12/11/02

Dwayne Woodsome Teresa Laver
Robert E. Lewis [Signature]
Everett Whitten _____
Emil Patti _____