

Planning Board Meeting Minutes 02/05/03

To: WaterboroME_PlanMin

Abstract: Planning Board Meeting Minutes
February 5, 2003

I. ROLL CALL

Vice Chairman, Tim Neill called the meeting to order at 7:30 p.m. noting attendance of Dwayne Woodsome, Teresa Lowell, Kurt Clason, Everett Whitten, Roland Denby and Susan Dunlap entered at 7:35.

II. APPOINTMENTS

7:30 p.m. Mitchell Rasor with revised sketch plan for Ossipee Landing on map 17 lot 4T. This is the 2,000 acre parcel owned by Carthage Lumber off New Dam Road.

Mitchell states that the survey is now complete and will be submitted with the preliminary plan. This is the revised sketch plan more in keeping with the board's recommendations from the last meeting. There is an internal road where Old Portland Road used to cross over New Dam Road and they have just continued the old road. There will be a common green developed as a ball field for public use. There is also 650' of frontage on Little Ossipee River. This is a cluster design development with reduced lot sizes and frontages around the green with larger open space to the back of the property. There is one lot for sale currently, which will be an out sale on the final plan. There is one lot proposed for a church. One front lot is designed for professional office buildings. There is only one curb cut on New Dam Road and there is a visual buffer so there will be zero visual impact from New Dam Road. The engineering firm of Sevee and Maher is performing the groundwater study. If possible Mitch intends to lend assistance to help with the water issues in Lake Arrowhead if there is enough available water supply. Mitch is reviewing with SAPPJ paper to propose the 800-1,000 acres of open land to be put in tree management program and donated to the town for continued maintenance and income. They hope to provide the total 2,000 acre concept plan soon. They are performing an impact study to show the 20 years impact of the development on the town. Mitch presents the board with a draft called "We have a choice." Released from the state planning office regarding growth management requirements. Mitch is still maintaining the Chadbourne Ridge website which has links included for Planning assistance.

Tim Neill asks how many lots are there and do they need to be numbered as lots. This is discussed that every lot has to be numbered and it is a state requirement that any subdivisions with 15 lots or over requires DEP site plan review. It is explained to Mitch that any land donated to the town will have to be accepted by the townspeople at a town meeting. Mitch states that they plan to apply to DEP with their master concept plan.

Mitch explains that he can present to DEP a master concept plan and they can give master concept plan permit. This can be done in phases.

Roland Denby asks if they have applied to Saco River Corridor Commission. Mitch states

he has not because at this point they aren't building anything. This will be an issue for future lot owners.

Sue asks if they have given any thought to a protection strip along the shoreline of the river between lots. Mitch states that he is proposing a trail easement so the shoreline will always be public access to the river. There is already a very nice trail there and he would like to keep that. Sue states she has a concern about people owning land along the river. The town consistently has problems with people violating the shoreland zoning ordinance. Mitch states there will be strict deed restrictions that will clearly spell out the restrictions on the shoreline.

Kurt Clason thinks that the lots along the shoreland are spaghetti lots. Lots in the shoreland zone cannot have a 5-1 shoreland frontage ratio. This is prohibited by state law. It is also pointed out that some of the lots are within the flood zone.

Sue states that the plan will have to provide a note stating that any structure built within the 100 year flood plane must be built at least 1 foot above the base flood elevation.

Mitch asks if the hydro study can wait until further sections of the plan for the whole parcel because the ground is frozen. Lots can't be sold until test pits are done. Dwayne Woodsome states that there has to be test pits. Mitch states he may request a waiver of the hydro study since there are no signs of a nitrate plume. Sue states that the board historically does not waive hydro studies for anything over three lots and sometimes depending on the area they don't waive that requirement even on three lot subdivisions.

Mitch states that he is going to be unrolling the big picture concept plan soon. Should he come to the planning board or the selectmen? Sue asks Eric Herrle who is present at the meeting. Eric was asked his opinion. Dwayne Woodsome suggested a joint informational meeting on an off night from the regular planning board meeting. Eric was agreeable to that.

8:15 p.m. Travis and Karen Tremblay on map 17 lot 9C for a setback reduction on a undersized lot of record in Wilderness Acres Subdivision approved in 1974. This lot is non-conforming in the F & A zone bordering the Little Ossipee River off Route 117. Because of the 100 foot shoreline setback and the 100 foot frontyard setback it is impossible to build on this lot. They are asking for a frontyard setback reduction so they can maintain the shoreland setback. It was asked why they couldn't go further into the lot than they were proposing. Travis stated because of the flood zone this spot is about the only spot on the lot to put the house.

Sue asks if there is a driveway plowed so the board could look at the lot. The road is plowed but the driveway is not.

Dwayne Woodsome made the motion to approve the conditional use / setback reduction to build a house on map 17 lot 9C to the Tremblay's with a front setback of 55 feet and all sideline setbacks are to be met and a 200 foot shoreland setback. Everett Whitten seconds. Roland Denby states that they have to remember that the setbacks are measured from the drip edge of the house not the foundation. They better have a surveyor make sure the setbacks are met. Sue states that the sketch plan needs to be revised to have accurate setback dimensions. Dwayne added that to his motion and Everett added that to his

second. Motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETINGS

Dwayne Woodsome made the motion to approve the minutes of January 8 as written. Teresa Lowell seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome made the motion to approve the minutes of January 13 as written. Tim Neill seconds. Motion carries with a 4-2 vote in favor with Everett and Kurt abstaining, as they were absent.

IV. REPORT OF OFFICERS

Dwayne Woodsome reports that the planning board has a meeting scheduled with the selectmen next Tuesday night at 8 for issues related to the budget.

Teresa Lowell reminded the board that there is a workshop scheduled for shoreland zoning in the 13th.

The LAC Village corporation meeting is on the 15th.

The Finance committee has invited the planning board to meet with them on the 19th at 7 p.m. and the planning board has a public hearing scheduled for the 19th at 7:30.

V. OLD BUSINESS

Sue reviews the items of discussion from the workshop on January 29. Dwayne Woodsome made the motion to send the recommendations from the workshop to add to the approved amendments for public hearing and to the attorney for review.

The recommendations for cluster development were reviewed. Dwayne made the motion to send these proposed changes to the attorney and add to the public hearing list. Roland states that the idea of clustering is to squeeze down the lot size area and leave the rest of the land in open space. If we take all these exceptions to the land allowed to go towards the open space, what is the incentive to cluster? Roland states we ought to leave the incentive to go to cluster development. Patti suggested that the board consider the thought that our growth ordinance discourages subdivision review of more than 3 lots so we are actually encouraging what we were trying to avoid. (sprawl) The board doesn't require internal roads for 3 lot subdivisions so we will have driveway entrances along existing roads.

There is discussion about talking to the Parks and Rec. department about the proposed ballfield in the Carthage sketch plan. There is discussion regarding the fact that there is no proposed parking around that proposed ball field. Sue mentions that the approval of that subdivision plan is not contingent upon the parks and rec. approval. The selectmen have to make a decision within 31 days of receiving the request whether they will forward a request to accept town land to town meeting for approval.

Teresa asked about the proposed article about access to new houses and that the road review committee hasn't gotten back to us yet. Sue asks if we want to set a public hearing now? Dwayne Woodsome made the motion to schedule a public hearing on January 24 at 7:30 p.m. to review the proposed articles for town meeting. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome rescinded his motion to send the cluster development standards to public hearing. Dwayne Woodsome made the motion to redraft the cluster development standards as discussed and send to public hearing. Kurt Clason seconds. Motion carries with a unanimous vote in favor.

VI. COMMUNICATIONS

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Dwayne Woodsome made the motion to adjourn at 10 p.m. Everett Whitten seconds. Motion carried with a unanimous vote in favor.