

Planning Board Meeting Minutes 03/05/03

To: WaterboroME_PlanMin

Abstract: Planning Board meeting minutes

March 5, 2003

I ROLL CALL

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

II APPOINTMENTS

7:30 p.m. Ron Woodward representing GWG properties with a sketch plan for a 9 lot subdivision of 65.7 acres on Middle Road and Ossipee Hill Road. The lot is part of map 3 lot 58. The majority of this parcel was owned by Ralph Emerson with an outsale to YCCA. The remaining land of 10 acres will be deeded to GWG properties Inc. The estimated sale price of the land will be 30-40,000 and with a house range of 100-130,000. The topography of the land is quite sloped and quite rocky. An effort was made to divide the land in such a way for driveway entrances and viable location for houses on the lots. Most lots exceed the minimum of 5 acres. One lot is 5 acres and the rest are in excess of that and up to 12.7 acres.

Dana Libby who engineered the plan discussed the land to be conveyed to the abutter.

Mike Gallo purchased a piece of land in the 70's which abuts this lot. It has not appeared on the tax maps. The remaining land will be conveyed to him. This piece is owned from a different title.

Tim Neill asks about the status of that section of Ossipee Hill Road. Teresa Lowell states that she understands it is an unimproved section of a town road. The town maintains up to the Wentworth lot. Teresa asks how will that impact the project if there are no moneys approved to upgrade the road until 2005?

Sue Dunlap asks if they have considered an internal road system? She adds that the planning board has been going that route because of complaints about allowing too many driveways on existing roads. Ron Woodward states that he as a developer encourages the use of cluster developments. They are currently doing a subdivision in Alfred right now as a cluster. Whenever possible it is something they will do.

The best way to subdivide a property is not just how much money it will give you. You have to look at positive lots. This property does not lend itself to an internal road system.

Dana Libby states that there are a lot of hills and that the topography will not support an internal road.

Ron W. states that the lots are larger than what they had to be and the number of lots allowed on this property was reduced by at least one lot.

Sue asks if they have considered a willingness to pay for upgrading of Ossipee Hill Road.

Ron states they have not considered it.

Tim Neill states just to be clear that there is no access to the first three lots. Sue asks do we know that this section of Ossipee Hill Road is not abandoned. Ron W. states that he had an informal discussion with the road commissioner and he was under the impression that the town would be responsible to build this section of road up.

Dwayne Woodsome made the motion to send this application to the road review committee for recommendations. Tim Neill seconds.

Sue states that someone has to prove what the real status of this road is. If it is being maintained as a fire road it could be discontinued and the developer will have to upgrade it.

Roland asks where do you go to find out about this? Dana Libby states that generally you go to the towns for this. But that the state has records and the county has records.

Sue state that the town road book states that the length of Ossipee Hill Road is 3.8 miles. The state has the length as 4.5 miles.

The vote on the motion is unanimous in favor to send to the road review committee for recommendation and in the meantime the applicant will research the status of the road.

Dwayne Woodsome made the motion to accept the sketch plan as is and the developer to clear up the status of the road. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

III MINUTES OF PREVIOUS MEETINGS There are not minutes available to be approved.

IV. REPORT OF OFFICERS

The treasurer's report is reviewed. The current balance of the planning board budget is \$56,000 +. This includes the carry forward from last year of \$30,000+ and revenues.

The board is comfortable with these figures. There may be some minor adjustments to this account between line items.

V. OLD BUSINESS

There is a new proposed article to amend subdivision fees by increasing them. Dwayne Woodsome made the motion to send this article to the selectmen to request it being added to the warrant. Everett Whitten seconds. Motions carries with a unanimous vote in favor.

ARTICLE: Shall the townspeople vote to amend Article XIII Fees of the Town of Waterboro Subdivision Regulations as follows:

All persons developing or utilizing land, water, or structures in a manner which requires Planning Board review under these regulations shall pay fees for the review process to the Town of Waterboro according to the appropriate fee schedule. These fees shall be used to defray the costs of the Planning Board review process.

The fee schedule for all lots within a subdivision is as follows:

\$250 per lot within the subdivision with a minimum application fee of \$1,000

At final plan stage charge \$.75 per lineal foot of road and \$.50 per lineal foot of pipe

All fees received for subdivision review under these regulations shall be used by the Planning Board and Planning Department towards operational funds.

ARTICLE: Shall the townspeople vote to approve the formation of an Impact Fee Study Committee and fund the committee for \$4,000 to do the necessary studies to bring an article to the 2004 annual town meeting with a recommendation regarding impact fees.

VI. CORRESPONDENCE

Sue asks Patti to write a letter to the town of Limington as to what part of the town of Waterboro this subdivision application is for and give us notice of their meeting to review it.

Discussion about the arcview program. Dwayne Woodsome made the motion for Sue and Patti to set up a meeting with Wright Pierce to go over the Arcview program and to set up a meeting with the selectmen. Teresa Lowell seconds. Motion carries with a unanimous vote in favor.

Dwayne Woodsome made the motion for a letter to go to the selectmen to pull the article requiring electrical permits from the warrant. Teresa Lowell seconds. Motion carries with a unanimous vote in favor.

VII. MISCELLANEOUS VIII. NEW BUSINESS

Dwayne Woodsome made the motion to ask the selectmen to put an article to form an impact study committee and if they will the board will support it. Teresa Lowell seconds. Motion carries a unanimous vote in favor. IX. ADJOURNMENT

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