

Planning Board Meeting Minutes 04/16/03

To: WaterboroME_PlanMin

Abstract: Planning Board meeting minutes

April 16, 2003

I. ROLL CALL

Chairman, Susan Dunlap called the meeting to order at 7:36 pm. Identifying the members present as Roland Denby, Teresa Lowell, Tim Neill, Everett Whitten, and Dwayne Woodsome. Kurt Clason arrived shortly after the meeting began.

II. APPOINTMENTS

7:30-- Patricia McHugh

Mrs. McHugh requested to speak to the Board regarding rules and regulations of establishing businesses in the AR zone, specifically Ossipee Hill Road. An upholstery business, machinist shop and a paving company are all located on Ossipee Hill Road. Tim Neill mentioned that the paving company just stores machines on site. The furniture shop is a home occupation. Other than a sign indicating the business locale, there is nothing stored outside. The machinist shop is also a home occupation, unless this business has more than 3 employees. Mrs. McHugh needs to identify these businesses in the AR portion of the zoning ordinance book. The Board members identified a number of details that are allowed in this zone. Sue mentioned that the AR and FA zones allow a great number of various activities. Mrs. McHugh said that she would not want some of these businesses to move in next to her, even if they were allowed under the permits of the AR zone. Sue suggested that Mrs. McHugh may wish to change the zoning of Ossipee Hill Road to Residential or request to change the uses of the AR zone by getting an article on the warrant for the annual Town Meeting. Sufficient signatures and legal wording would be necessary for placement on the warrant. Mrs. McHugh would have to speak with Nancy Brandt to find out the number of signatures needed for a petition.

Victor Wright- site plans for Heritage Company.

Sue identified the large field on 202 where R/C planes are flown. It is also in the wellhead protection area. A site plan presented earlier has now been revised. The existing building is too small, and a new building is needed. The shop is to fabricate the copper and to store the equipment. Mr. Wright is requesting approval of a new building. There are 7 full time employees with others hired for the additional workload in the summer. Customer parking is not needed because customers do not come to the manufacturing site. The existing building is could be rented to businesses approved for that zone. The checklist of requirements was reviewed. A concern centered around the matter of two septic systems on the property and issues of storm water drain off. A Public Hearing will be planned. May 14 at 7:30 will be scheduled for the Public Hearing on this matter. Bill Thompson- Bartlett Pines II.

Lot 6 may be divided because part of this lot was in Waterboro and the other part is in

Lyman. The issue of roads to these lots was discussed. Most of the work for Bartlett Pines II will be in the Town of Waterboro. Mr. Thompson was requesting information for the next step involving the roads and to update the Planning Board on the issues relative to the delay in progress with the Bartlett Pines II development.

Andy Nadeau--Corner Post Land Surveying for Village Pediatrics

Village Pediatrics is planning to prepare a site for three doctors in the medical (pediatric) field in the location of Funtime Video on Route 5 through rebuilding the interior of the existing building. More parking will require 14 parking spaces. Minor modifications to the exterior will need to be made. 2200 sq. ft. of pavement will be added to make the total pavement coverage well over 10,000 sq. ft. The only addition will be to modify the entrance to allow for wheelchair access. Our zoning regulations require a separation of employee's parking and patient parking. The plans seem to indicate sufficient parking spaces. Proposal of an entrance and exit are defined. A traffic study is being conducted. There are no plans to change the location of the access to the parking area off Route 5. A new septic design is contained in the plans presented because the existing one will not be adequate. Sue explained that this works well with the ideas expressed in the Comprehensive Plan to prepare the grounds to be in keeping with the rural atmosphere of the town.

The checklist was reviewed and the following were items that the board requested more information on:

- The width of Route 5 needs to be shown on the plan

- Landscaping plan will be added to the plan.

- A wastemanagement plan for the hazardous medical waste will be given to the town for their record.

- A nitrate study is required.

The board agreed that 14 parking spaces will satisfy the requirements of Section 5 of the zoning ordinance.

A public hearing was scheduled for May 14th at 7 p.m.