

Planning Board Meeting Minutes

June 18, 2003

I. ROLL CALL

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

II. APPOINTMENTS

7:30 Susan and Michael Merrill for conditional use / setback reduction on map 52 lot 13. Michael Merrill states that he would like to build a front porch and cannot meet the required 75 foot frontyard setback. This is in an approved subdivision prior to 1977 and a legal non-conforming lot of record. This property is in the AR zoning district. Dwayne Woodsome made the motion to grant the conditional use with a front setback of 55 feet. Everett Whitten seconds the motion. Motion carries with a vote of 4-0-1 in favor with Teresa abstaining due to lack of information on the application

8:00 Linda Morin application for site plan for a 50's diner on map 5 lot 13 on Route 202 and Mast Camp Road. Albert Frick speaks for the applicant as their representative. He explains the project as being on Route 202 just south of Hannaford and the Blue Seal store in the GP zoning district. This application is for a 100 seat 50's style diner. The lot size is 1.28 acres. The building is a 42 x 65 square feet in size. Albert Frick is the soil scientist for this project, David Boufant did the survey work, Dana Morton is the engineer doing the stormwater plan, Richard Sweet is the engineer that performed the hydro study and groundwater impact study.

They have proposed 36 parking spaces. The septic system design has been submitted to the state dept of health and engineering for minimum lot size variance. The building is 135 feet from Dolly Brook. There is currently a single family dwelling and a garage on the property that will be removed.

Albert states that the soils are moderately to well drained. There is a forested wetland that will remain undisturbed. Everett Whitten states that he owns property across the street from Mast Camp Road and has an applied for a 10 lot subdivision. Everett asks how much traffic is this going to increase coming out of Mast Camp Road? Albert states that the proposal is to have the main entrance off of Route 202. They have applied to DOT and they would prefer to have the main entrance off Mast Camp Road. Dana Morton is going to negotiate with DOT to have two entrances.

Parking is discussed. The ordinance requires 37 parking spaces according to 100 seats and 7 employees. The applicant will reduce the number of seating to 99 so the required parking is 36 spaces. They have planned for 36 spaces. The hours of operation will be from 6 a.m. to 8-9 p.m. The proposed greenbelt area meets the requirements of section

5.01 with 25 foot buffer area from Route 202 and Mast Camp road and 10 feet on each side. The landscaping and buffer area will be planted with 4 foot arborvitae trees close enough together to be an effective screen for headlights.

Dana Morton is working on the stormwater management plan.

The site plan review checklist is reviewed at this time. The following is a list of information that will need to be addressed and provided to the planning board prior to the next meeting:

- Utilities shall be shown on the plan.
- Finished elevation of the parking area shall be shown on the plan.
- Change the reference to the brook to Cook's Brook.
- Provide written verification from the fire chief that the plan meets with his approval regarding fire protection.
- The loading areas shall be shown on the plan.
- Submit the stormwater management plan.
- Provide written verification that the public water supply will support this use
- Plan shall show the square feet of any proposed free standing signs.
- Plan shall show the type and direction of lighting.
- Plan shall show the width of Route 202 and Mast Camp Road.

Dwayne Woodsome made the motion to send the hydro study, the stormwater management plan and the DOT approval to peer review. Teresa Lowell seconds but then pulls back second because motion includes DOT peer review. Everett Whitten seconds Dwayne's motion. Kurt Clason states he doesn't think this should include DOT review. Motion carries with a vote of 3-2-0 in favor with Kurt and Teresa voting in opposition.

III. MINUTES OF PREVIOUS MEETING

Board signs the minutes of May 21 that were approved at a previous meeting.

IV. REPORT OF OFFICERS

Dwayne Woodsome made the motion to order what the planning board office needs prior to June 30. Kurt states that he thinks the members should have an engineer's rule and a calculator. Everett Whitten seconds. Motion carries with a unanimous vote in favor.

V. OLD BUSINESS

Smokey Cove Estates application in the town of Limington was discussed. A small triangular piece of the road entrance goes through the Town of Waterboro. The Planning board agreed to request in writing from Limington that according to state law both towns need to approve this plan and request a signature block for Waterboro planning board to

sign. The planning board would also like a note on the plan that absolves the Town of Waterboro from any liability on the roads.

VI. COMMUNICATIONS

1. Copy of letter to Dean Webber regarding his property on West Road.
2. Notice of ZBA meeting on July 10 for a request for variance
3. Notice from Stephen Kostis from Elcon pulling his subdivision application for Orchard Acres on West Road.
4. Letter from Richard Wasina regarding Woodland Ridge Subdivision stating that he will be installing the cistern in June

VII. MISCELLANEOUS

Dwayne Woodsome reminds Patti that the conservation commission is interested in being notified of our meetings so they can participate if they have an interest.

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt Clason made the motion to adjourn at 8:58 p.m. Dwayne Woodsome seconds. Motion carries with a unanimous vote in favor.