

Planning Board Meeting Minutes August 13, 2003

I. ROLL CALL

Chairman, Susan Dunlap called the public hearing to order at 7:30 p.m. noting attendance of the board as follows: Roland Denby, Everett Whitten, Dwayne Woodsome, Tim Neill, Teresa Lowell and Kurt Clason.

A site walk for Ossippe Overlook was held prior the public hearing. There were 3 members of the public in attendance.

The public hearing is for Ossipee Overlook subdivision on tax map 10 lot 29 located on Bagley Rd. Planning Board member Tim Neill chooses to sit out on this matter due to personal reasons. Sue Dunlap notes that there are members of the public present and asks that they state their names when addressing the board.

Craig Higgins speaks, explaining that this is a 90 acre lot located in the FA zone. The proposed subdivision would be divided into 14 lots.

Jeffrey Smith inquires about the proposed building envelopes as shown on the plan and whether or not a potential builder would be held to that envelope. Craig advised him that the recommended envelopes would be the best buildable spots.

Edie Hutchinson would like to see the cemetery that is already in existence on the property walled in. There are many veterans buried in the cemetery. Edie would also like to know if the residence of the subdivision could be required to maintain the cemetery. Craig doesn't think it would be a problem to wall in the cemetery using some of the rocks from walls already existing on the property. He will check the deeds of the original owners on the wording of existing ROW's to the cemetery

Diane Seward inquired about the proposed 100' roadside buffer and how that would be enforced. Craig explained it as a deed restriction and gave an overall description of deed restrictions.

Paula Lubec stated for the record that she, as an abutter, did not get notified. It was established that this was because she is a new owner of record and the applicant is only required to notify the abutters that the town shows on its tax records. Paula also inquired about possible disruption of drainage on her property. Craig feels that due to the nature of the soil this should not be a problem.

Dwayne Woodsome expressed concern that the intersection would not be wide enough for a school bus to turn around and suggested SAD 57 have someone look into this. Craig agreed that it would be looked at and stated that the road would be built up to town standards.

Theresa Lowell would like to know if the Post Office had been notified regarding mail delivery. Craig says the post office has been notified and he is just waiting to hear back from them.

With no further question from the public the public hearing closes at 8:20.

Regular Meeting

II. APPOINTMENTS

Phillip Hamel Map 17 Lot 9G for conditional use/setback reduction on River Ridge Road off Route 117. Mr. Hamel originally met with the planning board on July 2, 2003. The planning board requested a site walk at that time, which was held July 16th and that he notify his abutters of this meeting which he has done. Mr. Hamel would like to request a 40' front yard setback. The lot is just over 2 acres and the minimum lot size in F & A zone is 5 acres. It is agreed that this is a legal non-conforming lot of record. Patti states that she has been to the site and measured and feels that granting a 50' setback is sufficient. Everett Whitten motions to grant a 50' setback with the condition that the lot is surveyed and the foundation is surveyed as meeting setbacks. Motion seconded and carried with a unanimous vote with 2 abstaining.

Peter Hassler Map 9 Lot 40 for a conditional use for a wood processing business. Peter explained that this is a 150 acre parcel that he would store, cut and split wood on. Mr. Hassler has notified his abutters of this meeting. Patti McIntyre states that this is a permitted conditional use in the F & A zone. Patrick Fennell inquired as to whether there would be a storage facility on the property. Mr. Hassler states that the lot would be used primarily as a processing facility and that no structures would be going up at this time. Theresa expressed concern about logging truck going in and out of the road. Mr. Hassler states that during the muddy spring season the roads will be posted anyway so that shouldn't be a concern. Parker Sherman from the Nature Conservancy expressed the conservancy's approval of this use. Dwayne Woodsome made the motion to approve. Motion seconded and carried with a unanimous vote in favor.

Village Pines Subdivision application of Everett Whitten on Map 5 Lot 9
Everett explains that this is a proposed cluster subdivision which would consist of 10 house lots and have an deed restriction of age 55. It was discussed how the growth ordinance could be enforced in regards to this type of deed restriction. Dwayne Woodsome discussed getting opinions from Southern Maine Regional Planning and Ken Cole on how to handle definitions and enforcement of elderly housing. The board discussed the possibility of doing this in the form of a workshop.

Dwayne Woodsome questioned possible nitrate plume running into neighboring lots. Dwayne states that this is very fast draining porous soil. Everett states that the study shows less than 5 parts per million would be leaving the lot. Dwayne says he does not like the design of the road and feels that any trucks would have a hard time getting down the road. Sue Dunlap feels the hammerhead design of the road is no different than in many other approved subdivisions and noted that in Bartlett Pines II they were required to put in a turnaround. Dwayne states that the road issues have not been addressed yet and need to be.

Dwayne thinks that due to the nitrate levels the septic systems would be too close to do a cluster development. Patti McIntyre points out that nitrogen concentration regulations are to be measured from the property lines of the development as a whole not individual lots within the subdivision, according to subdivision regulations.

The preliminary subdivision plan checklist is reviewed at this time. The following is a list of information that needs to be addressed and provided to the planning board prior to the next meeting:

- Plan needs signature line.

- Need width of Mast Camp Road.

- Width of any easement needs clarification.

- Plan shall show 100 year flood line.

- Plan shall show Hydrants.

- Plans shall show building setback lines.

- Property lines physically marked at the site.

- Plan shall show underground utilities and water line.

- Plan shall show a proposed street layout that will comply with the Waterboro Zoning Ordinance.

- Plan shall show right of way width.

- Plan shall show proper right-of-way turn around access.

- Plan shall show pavement width, street elevations, grades and sidewalks.

- 3 copies of Erosion Control and Stormwater Drainage Plan.

Tim Neill made a motion to table until more information is provided. Kurt Clason seconds motion. Motion carries with a vote of 4-1 in favor with Roland opposing.

Tim Neill made a motion to waive Hydro geological study. Roland Denby seconds motion. Motion carries with a 4-1 in favor with Dwayne Woodsome opposing.

III. MINUTES OF PREVIOUS MEETINGS.

The minutes of July 16th and 23rd were tabled to be signed at the August 20th planning board meeting.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

The board decided to reschedule the boat ride / site walk for Tuesday August 26. The board will meet at the public boat launch at 6 p.m. The issue of reimbursing Paul L'Heurux \$50.00 for his time and gas for the boat ride was discussed. Motion made to approve made by Tim Neill and seconded by Roland Denby. Motion carries with a unanimous vote.

VI. COMMUNICATIONS

Copies of outgoing violation letters from CEO office

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Tim Neill made the motion to adjourn at 11:00 p.m. Kurt Clason seconds. Motion carries with a unanimous in favor.