

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES
September 3, 2003
7:30 p.m.

Chairman, Susan Dunlap called the meeting to order at 7:30 p.m. Attendance from the board is as follows: Kurt Clason, Theresa Lowell, Everett Whitten, Roland Denby and Dwayne Woodsome. Tim Neill was absent.

The Board made reference to and discussed the Public Hearing/Boat ride held August 26, 2003. Sue states that there were no members of the public in attendance. The Planning Board found it very educational and Sue states for the record that due to circumstances and what is happening on the shoreland she feels every property owner that comes before the planning board must have a sitewalk held before any decisions are made. Sue says there may also be changes in policy resulting from what they saw on the boat ride.

II. APPOINTMENTS

7:30 p.m. Final plan review of Ossipee Landing subdivision, Map 17 Lot 4T. Sue Dunlap asked about the issue of the performance bond. Mitch Rasor says the selectman have come to an agreement on the new amount and the attorneys are working on an agreement which will be voted on by the selectmen on September 8.

Mitch refers to Dave Bentons road measurements and the discrepancies in the "stopping" requirements. Mitch feels his measurements, 380 feet are within acceptable ranges for this road. Dave Benton measured the stopping distance at 300'. The required distance is 350' for an auto and 475' for a single unit truck. Sue points out that would be 20% reduction from the requirement and that Mitch has been told in the past that this is a high traffic area. The speed limit is discussed for this road. Mitch asks how Dave measured the stopping distance. Dave explains how he measured and different methods for measuring in circumstances like this. Sue reads the road regulations and finds that a 30% reduction can be granted. Dave Benton points out the need to also trim vegetation back on the Dam side of the road due to poor visibility. Mitch states that this is a no-cut green zone but whatever the town would like him to do, he will do. Mitch points out that he already has the approval of the Fire Chief and the School District on the road entrance and hopes the board has enough information to make a decision to approve. Sue Dunlap questions the measuring standards used to measure stopping distance and the different methods are discussed. Mitch volunteers to meet Dave Benton at the site the following day to measure the road entrance but would like to have the planning board sign the final plans in the meantime. Dwayne Woodsome motions to approve final plan but not sign pending approval of performance bond by the selectmen and the road entrance by Dave Benton. Sue would like it noted that there is nothing in ordinance that states the planning board required the selectmen's approval of the performance bond. Kurt Clason seconds and the motion carries with a unanimous vote.

At this point in the meeting Everett Whitten excuses himself from the board to present plans for Village Pines subdivision.

Village Pines subdivision application of Everett Whitten, Map 5 Lot 9. Everett introduces himself and describes the location of the proposed subdivision. At this time the checklist of

outstanding items is reviewed as well as the revised plans. All outstanding issues have been addressed with the exception of one more hydrant not shown on the plan. Kurt Clason asks if there is town water on the Mast Camp Road. Everette tells him there is not. Dwayne Woodsome feel the waterline should come down the Mast Camp Road as opposed to coming across private property. Sue thinks the Water District needs to discuss that.

Sue asks about the lack of elevation of the road. Everett says that this is because the ground is very flat. Dwayne would like to see some kind of sidewalk in this development and Kurt Clason agrees. Dwayne thinks the sidewalk should extend all the way down the Mast Camp Road. Kurt feels that the Planning Board can not require that since the Mast Camp Road is an existing, established road. Everett states that due to the issue of sidewalk maintenance, that would be counterproductive. Sue suggests widening the road and putting a stripe down the side for a walking lane. Sue feels this should be a walkable subdivision allowing access to nearby businesses. Roland Denby would like to bring up the need, in general, to have more consistent road widths and references. Sue says the issue of sidewalks/walking lane needs to be addressed tonight. The board agrees that a walking lane is a good idea for this subdivision. Dwayne feels the walking lane should be on the right side of the road due to plowing issues. The board discusses best location for walking lane to aid snow removal. Theresa asks if in the future we should send all issues relating to roads to the road review committee and the fire chief for recommendations. Dwayne would like to send Everette to the road review committee to get their recommendations on the following issues:

- design of the proposed hammerhead turn.
- road elevations.
- road layout; best location for walking lane, mailboxes and hydrants.

It is also requested by the board that Everette meet with the Water district for their recommendations on the issue of where the water line should be run.

Dwayne Woodsome expressed concern about headlights from vehicles going into the neighbors yard. It is suggested that this should be looked at during the site walk

Dwayne questions the boards authority to reduce the side setbacks to 10'. Sue points out that the setback reductions for cluster developments are at the discretion of the board. The issue of the deed restrictions being proposed for the subdivision is discussed. The board feels a workshop between the town's attorney and the board is needed to address this matter. A sitewalk is scheduled for Village Pines for Tuesday September 16 at 6:00p.m.

III. MINUTES OF PREVIOUS MEETINGS.

Dwayne Woodsome motions to approve minutes of August 20 planning board meeting. Roland Denby seconds and the motion carries with a unanimous vote in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS.

Dwayne brings up the issue of requiring daycares in Waterboro register with the town. Sue suggests we run an ad in the local newspapers notifying daycares that they need to register. Dwayne suggests the planning board secretary draft an ad for the planning board to approve.

VI. COMMUNICATION.

VII. MISCELLANEOUS.

Dwayne feels the planning board needs to start preparing for town meeting. Among some of the issues that need to be discussed are:

- the growth ordinance.
- site plan review - provisions for approving site plans without necessarily approving the use.
- Industrial park review issues.

The board would like to send notification to all committee heads that the planning board is now preparing to work on possible zoning changes. If any of the various committees would like the board to consider any changes, the planning board needs to be notified by October 31, 2003. The board would also like to note that representation from the committees at any public hearing is required in order to have their proposal considered.

VIII. NEW BUSINESS.

IX. ADJOURNMENT

Dwayne made the motion to adjourn at 9:30 p.m. Roland Denby seconds and the motion carries with unanimous vote in favor.