

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES
October 1, 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, Tim Neill, Roland Denby. Dwayne Woodsome was absent.

II. APPOINTMENTS

Greg Sanborn for a 30% expansion review on Map 30 Lot 3. Greg explains that his house is located at 493 Sokokis Trail and is in the shoreland zone. Applicant states that he has a permit by rule from DEP to expand his garage and repair a retaining wall. The board reviews the measurements and calculations provided by the CEO. It is noted that the CEO has verified all calculations with the assessing records and onsite with Fred Gallant from DEP. Teresa asks the applicant if the basement is finished. Greg says that it is finished. The board inquires about the location and age of the septic system. The applicant states that he does not know exactly but estimates the system is at least 20 years old. Kurt motions to approve the 30% expansion. Everett seconds and the motion carries with a unanimous vote in favor. Applicant is using 3904 cubic feet out of 4908 cubic feet allowed and has 1007 cubic feet of expansion for lifetime of property.

South Waterboro Bible Chapel Site Plan Review for Map 21 Lots 4&5. Philip Rungren introduces himself as well as Steve Johnson. Philip explains that they would like to add a 40 x 120 fellowship hall to the existing church. Phil states that the addition will be 160' from the brook located at the back of the property. Tim asks if the septic system will be expanded. Phil tells the board that they will be replacing the septic system and the code enforcement office has a copy of the new septic design. Tim also asks about additional paving. Phil states that that is a possibility down the road. The issue of parking is discussed and the number of spots if found to be sufficient. The checklist is reviewed at this time. It is determined that the following items are still needed:

- Route 202 width needs to be on the plan
- Nitrate study needs to be done (Hydro was waived)
- Applicant needs to verify site is not in a flood zone

The board discusses the need of a nitrate study as this is a very large septic system. The applicant has requested waivers on both the hydro and nitrate studies. Everett motions to approve both requests. Roland seconds and the motion fails with a 2-0-4 vote with Teresa, Tim and Kurt opposing. Tim motions to waive the hydro study but to require that nitrate study. Kurt seconds and the motion carries with a 3-0-2 vote with Roland and Everett abstaining. Tim would like the lighting on the plan more clearly defined as down pointing. Tim motions to accept the site plan checklist. Everett seconds and the motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETINGS.

September 17, 2003 - Everett motions to approve the minutes with one small change required in regards to the Ledgewood subdivision. Tim seconds and the motion carries with a unanimous vote in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS.

The board discussed a letter received from Bruce Lewis in regards to sidewalks and fire tanks in his proposed subdivision, Ledgewood. Tim motions to accept the recommendations from Bruce Lewis pending stormwater approval as the impact may be changing. Kurt seconds and the motion carries with a unanimous vote in favor.

VI. COMMUNICATION.

The board reviewed various outgoing correspondence from the code enforcement office.

VII. MISCELLANEOUS.

VIII. NEW BUSINESS.

IX. ADJOURNMENT

Kurt made the motion to adjourn at 9:05 p.m. Tim seconds and the motion carries with a unanimous vote in favor.