

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES

February 2, 2005

7:00 pm

Public Meeting

There was no attendance to the Public Meeting including the Planning Board Members except Sue Dunlap due to an error in the agenda sent home.

Regular Meeting

Chairman, Susan Dunlap called the meeting to order at 7:30. Attendance from the board is as follows: Susan Dunlap, Tim Nelson, Kurt Clason, Jonathan Raymond, Roland Denby and Everett Whitten.

II Appointments

7:30 Free Baptist Church for final plan review on Map 7 Lot 70 Review of the height waiver was discussed. Height modifications Paragraph 8.01 states that the Planning Board can modify the height by 50%.

A waiver was also requested for the hydro-study. Usage will be less than 800 gallons/day as verified by Grace & Curtis Lake. It is noted that Owens McCullough agrees with the hydro-study waiver and suggested adding a meter.

Sue spoke to Owens McCullough via phone on 2/2/05, he is okay with the 1/18 revisions from Dana Morton.

Tim Nelson made a motion to approve the waiver for the hydro-study provided that the Department of Human Services Health Engineer accepts the documentation of decreased water flow to less than 800 gal/day and requires a water meter be installed. Kurt seconds. Motion carries a 5 to 1 vote in favor with Everett opposing

Kurt made a motion to accept the plan as drawn including the height modification. Jonathan seconds. Motion carries a 6-0 vote in favor.

7:45 Final Plan Review "Ossipee Estates" Map 3 Lot 58 Sue turned the meeting over to Kurt as he has been handling this project.

John Hutchins with Corner Post responded to Sevee & Maher Engineers, Inc. The addition of Gallo, Jr. was placed in the title block. The registry is now requiring the owner

of record to be noted on the plan.

The road width varies and is noted on the plan. John claims he can not find any sight distance requirements in the ordinance. The Road Ordinance on Sight Distances was read to the applicant including a 30% waiver allowed by the Planning Board in Articles 4 & 5 of the Road Ordinance.

Applicant expressed a desire to have a reduction in the sight distance as long as the road commissioner agrees and is on-site. A waiver on lots 1 and 2 is needed for the sight distance.

Everett made a motion to approve the sight distance waiver up to 30% for lots 1 and 2. Jonathan seconds. Roland asks for information on who will build the driveways with concern that the homeowner might not properly build up the driveway. Ron W. says that they may not actually install the drives themselves but may sell the lots with no driveways. No further discussion. Motion carries a 6-0 vote in favor

Kurt reviews and completes the checklist.

Everett made a motion to approve the final plan with no conditions. Tim seconds. Motion carries a 6-0 vote in favor

8:00 Sketch Plan "Selah Subdivision" Map 6 Lot 33 Jonathan notes that he knows the applicant. Board does not feel this is an issue. The board explained the subdivision process to the applicant stating that when they have firmer plans the board would hold a site walk and a public hearing. It was recommended that they look into a hydro study as they will likely require it

The checklist was reviewed. The items needed on the plan are the locations of the cemetery and public access.

III MINUTES OF PREVIOUS MEETINGS

No minutes were reviewed

IV REPORT OF OFFICERS

V OLD BUSINESS

VI COMMUNICATION

Perkins, Thompson, Hinckley re: Genest Concrete Works, Inc
Communication was not reviewed. The application is incomplete and they need to follow the new rules as the board voted on in 2004.

VII MISCELLANEOUS

VIII NEW BUSINESS

Tim made a motion to postpone discussion of the 2 30% expansions, Map 45 Lot 1355 for Christina Sanfason and Map 31 Lot 15 for Nicholas & Margurite Ferraris. Kurt seconds. Motion carries a 6-0 vote in favor

IX ADJOURNMENT

Tim made a motion to adjourn the meeting at 8:30 p.m. Kurt seconds. Motion carries a 6-0 vote in favor.

Approved Date: _____

