

# TOWN OF WATERBORO PLANNING BOARD

*Meeting Minutes  
June 1, 2005  
7:30 p.m.*

## I. ROLL CALL

Board Members present:     Judy Carll                     Roland Denby                     Susan  
Dunlap  
                                   Jonathan Raymond     Everett Whitten

Board Members absent:     Kurt Clason                     Tim Nelson

Others Present:                     Doug Foglio, Jr.     Charles Brown     John  
                                   Caramahalis  
   Tina Smith

## II. APPOINTMENTS

### Ø                     **Alden Pines Condominiums (Map 1, Lot 31T)**

As the first appointment was not present, the Board reviewed the Alden Pines Condominiums application. Doug Foglio, Jr. explained that the project is a 20 unit condominium complex located on 22.7 acres, Tax Map 1, Lot 31T. The building plans may be downsized from 2,100 square feet to 1,400 square feet. The proposed community center will likely be eliminated. The project will require a stormwater permit through the Maine Department of Environmental Protection.

Charles Brown, Sebago Technics, reviewed the subdivision plans with the Board. He also presented letters from Sweet Associates, Randy Dyer Well Drilling, Biddeford Savings Bank, and Waterboro Fire Chief Birkemose. Sue Dunlap reviewed the subdivision checklist. Items still outstanding include a common box for mail delivery. The developer needs to check with the Post Office and get a letter regarding placement. The developer also needs to establish a road name and 911 address.

A site walk will be held at 6:00 p.m. on Wednesday, June 15, 2005 and will be followed by a public hearing at 7:30 p.m.

### Ø                     **Winslow Meadows (Map 8, Lot 23-1)**

John Caramihalis met with the Board regarding the Winslow Meadows subdivision. Mr. Caramihalis has added the fire tank to the subdivision plan as the Fire Chief did not grant the requested waiver. Sue Dunlap reviewed the checklist and noted outstanding items. Driveways for lots one and two need to be on the right of way and the building setback lines for those lots will need to be corrected. The developer agrees to do a nitrate study but seeks a waiver on the high intensity soil survey. The Board will seek a professional opinion on the granting of this waiver. The Board requested a no-disturb 25' green belt, excepting the curb cuts. Mr. Caramihalis added that there will be no deed restrictions on home sizes; lots will sell for \$45,000 to \$50,000.

### III. MINUTES OF PREVIOUS MEETINGS

A motion was made by Judy Carll to accept the minutes for the meeting held May 18, 2005. The motion was seconded by Roland Denby and passed with all in favor.

### IV. REPORT OF OFFICERS

### V. OLD BUSINESS

The Board discussed the proposed changes to the Growth Management Ordinance. The Selectmen will conduct a public hearing on Tuesday, June 7, 2005 to increase the number of growth permits issued to 80. They are also proposing to change Section 5B to read: **older persons as defined by 42 USCA Section 3607.**

This proposed change would again allow dwelling units without growth permits for persons aged 55 or older. However, this change would allow 20% of the residents to be of any age. This is in contradiction to the purposes stated in the Growth Management Ordinance. It also calls into question the conversion of these units eliminating the age restriction and requiring a growth permit. The Planning Board does not support this change as it is contrary to the purposes stated in the ordinance.

A motion was made by Jonathan Raymond to send a letter to the Board of Selectmen stating the Board's opinion of the proposed change. The motion was seconded by Everett Whitten with all voting in favor. (A letter will be drafted and emailed to each board member for review.)

### VI. COMMUNICATION

Letter from Charles L. Brown, Sebago Technics  
Dated May 17, 2005 RE: Foglio, North Waterboro Pi

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

A motion was made by Everett Whitten to adjourn the meeting at 9:40 p.m. The motion was seconded by Judy Carll and unanimously carried.

Approved Date: \_\_\_\_\_

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