TOWN OF WATERBORO PLANNING BOARD

Meeting Minutes July 20, 2005 7:30 p.m.

I. ROLL CALL

Board Members Present: David Benton Judy Carll Roland Denby

Tim Nelson Everett Whitten

Board Members Absent: Susan Dunlap

Others Present: Brad Elliott Steve Johnson

Ryan Cloutier

Butch Gannett Tina Smith

II. PUBLIC HEARING - 7:30 P.M.

Selah Subdivision

Everett Whitten opened the public hearing at 7:30 p.m. Steve Johnson, an abutter to the Selah subdivision, said that he supported the project.

David Benton stated that items from the preliminary checklist were not complete for the site walk. Incomplete items included proper right of way turn around access, street elevation and grades, stakes not placed at the pavement width.

As there were no other comments, the public hearing was closed at 7:38 p.m.

III. APPOINTMENTS

Ø Selah Subdivision (Map 6, Lot 33) - Preliminary Plan

Brad Elliott reviewed the preliminary subdivision plan with the Board. He stated that the Groundwater Impact Study had been conducted by Sweet Associates. He also had a note from the Post Office approving an installation on the road for the four boxes. The Fire Department has agreed to the name of *Selah Lane* for the private road. The Board asked that the following items be added to plan: utility easement, 911 address numbers shown at 50' intervals, proper right of way turn around access, fence and 25' buffer around the cemetery. The Board also required the road elevations and erosion control measures.

Ø Winslow Meadows (Map 8, Lot 23-1) - Preliminary Planning Board

Ryan Cloutier, SGC Engineering, reviewed the preliminary plan for Winslow Meadows with the Board. The plan now shows Lot 1 and Lot 2 sharing access on the 50' right of way. Lot 3 and Lot 4 have a shared access; Lot 5 has its own access. The Board requested that these accesses be widened. The applicant requested a waiver of the Drainage Plan, High Intensity Soil Survey and Hydrogeologic Impact Study. After discussion, Tim Nelson made a motion that the Board not grant the requested waivers. The motion was seconded by David Benton and carried unanimously. The Preliminary Subdivision Plan checklist was reviewed by the Board. Outstanding items included the Hydrogeological Impact Study, Erosion Control and Stormwater Drainage Plans, street signs and locations. Deed restrictions will include a 25' buffer and shared driveway access. The Road Commissioner will make the determination of the required culverts.

Ryan Cloutier stated that Adam Blaikie & Associated is reserving fee in the land for the 50' wide right of way. This right of way will require a street name. The plan as presented showed proposed locations for the homes and septic fields. The Board suggested that these locations be taken off the plan or a note added which stated that the houses are shown for demonstration purposes.

Tim Nelson made a motion to send out the Hydrogeological and Nitrate Studies for peer review as soon as they are provided by the applicant. The motion was seconded by David Benton and unanimously carried.

IV. MINUTES OF PREVIOUS MEETINGS

A motion was made by Judy Carll to accept the minutes for the meeting held July 6, 2005. The motion was seconded by Tim Nelson and unanimously carried.

v. REPORT OF OFFICERS

VI. OLD BUSINESS

Gary Shelton (Map 32, Lot 1-8) Setback reduction, 16 Betty Land Letter from Natalie Burns, Jensen, Baird, Gardner & Henry

The letter from Natalie Burns stated that the Zoning Board of Appeals would need to decide on Mr. Shelton's request for a setback reduction. The Board agreed that any monies paid be applied to the ZBA application.

VII. COMMUNICATION

A letter was received from the Hollis Planning Board stating that they would be reviewing the Hidden Brook subdivision (Kevin Martel) at their meeting on July 26, 2005. Mr.

Martel also owns property in Waterboro with access through the Hollis portion of this subdivision.

Butch Gannett addressed the Board concerning the Bartlett Pines subdivision, Phase II. This plan was approved by both the Lyman and the Waterboro Planning Boards in 2001. The Waterboro portion of the subdivision was in the A&R zone and stated that the setbacks were 75' front and 35' side and rear. The envelopes were incorrectly drawn on the plan. The Board agreed that BH2M should redraw the plan to agree with the notes.

VIII. MISCELLANEOUS

IX. NEW BUSINESS

X. ADJOURNMENT

Tim Nelson made a motion to adjourn the meeting at 9:09 p.m. David Benton seconded the motion and it carried unanimously.