

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 Lane
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.