

TOWN OF WATERBORO PLANNING BOARD

*Meeting Minutes
August 17, 2005
7:00 p.m.*

I. ROLL CALL

Board Members Present: David Benton Judy Carll Donald
Day
 Roland Denby Susan Dunlap
 Tim Nelson
 Everett Whitten

Others Present: Tom Seery Ken Grant
 Juliette Grant
 Rodger Allen Annette Allen Jonathan Raymond
 Tina Smith

II. PUBLIC HEARING - 7:00 P.M.

Susan Dunlap called the Public Hearing to order at 7:05 p.m. The purpose of this hearing is to receive public comment regarding a possible zone change to the General Purpose District. Under consideration is the area along Route 5 between the Center Waterboro Village District and the East Waterboro Village District. Sue Dunlap explained that the process is in the very early stages and the Planning Board is trying to get input from interested citizens. A letter in support of the change was received from Bob Fay.

Tom Seery addressed the Board. He explained that he, along with his neighbors (Ken Grant, Rodger Allen, Annette Allen) originally submitted a request to the Board of Selectmen to change their lots from Agricultural to Village Zone. Their properties are located on the north side of Sokokis Trail (Map 8, Lot 7, Lot 7A and Lot 7B). Ken Grant added that both sides of the road should be the same zone. His home is located in the AR Zone across from the diner in the General Purpose. This has caused problems with headlights and noise.

Sue Dunlap explained that changing to a General Purpose Zone would be in keeping with the Comprehensive Plan. The General Purpose Zone would allow uses of 100,000 square feet or less of store area, manufacturing area or warehousing. Conditional use permits would include areas over 100,000 square feet. She added that the Planning Board would conduct a workshop and public hearings before the proposed change would be submitted to the Board of Selectmen.

There being no further comment, the public hearing was closed at 7:38 p.m.

III. APPOINTMENTS

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

Brad Elliott met with the Board regarding the Selah Subdivision. He submitted a letter from the Post Office approving the mailbox location.

Sue Dunlap reviewed the Preliminary subdivision checklist. The following items were noted:

- Ø Remove 'proposed' from plan on turn around
- Ø Pavement width changed to 22'
- Ø Final plan should have additional pages for the road and erosion control
- Ø Scale needs to be no smaller than 1" = 60'

Brad Elliott will place stones around the cemetery to serve as the 25' buffer.

A motion was made by Everett Whitten, seconded by Roland Denby and unanimously carried to allow the dead end road to exceed the 600' maximum. The road is 754' feet long.

IV. MINUTES OF PREVIOUS MEETINGS

A motion was made by Tim Nelson to approve the minutes for the meeting held August 3, 2005. The motion was seconded by Judy Carll and unanimously carried.

V. REPORT OF OFFICERS

Election of Officers

A motion was made by Tim Nelson to elect Sue Dunlap as Chairman. The motion was seconded by David Benton and unanimously carried.

A motion was made by Dave Benton to elect Tim Nelson as Vice Chairman. The motion was seconded by Judy Carll and unanimously carried.

A motion was made by Judy Carll to elect Everett Whitten as Secretary/Treasurer. The

motion was seconded by David Benton and unanimously carried.

VI. OLD BUSINESS

Scott Dube presented a mylar for a revision to Bartlett Pines Phase II subdivision. Butch Gannett had explained the situation to the board at a previous meeting. The building envelopes as shown on the original plan were incorrectly drawn. Lots 1 and 2 were corrected. Sue Dunlap stated that the right of way over the Hirsch property has not been defined and should only be referenced on the plan.

After a review of the mylar, a motion was made by Tim Nelson to accept a corrected mylar which included signature and seal of the surveyor and a correction to the right of way over the Hirsch lot. The motion was seconded by Everett Whitten and unanimously carried.

Sue Dunlap advised that she attended the Planning Board meeting in Hollis for their review of the Martell subdivision. A portion of one lot is in Waterboro. The proposed 50' right of way has been eliminated from the final plan.

VII. COMMUNICATION

VIII. MISCELLANEOUS

IX. NEW BUSINESS

After discussion, it was agreed that the Planning Board packets would be hand delivered to the Board members.

X. ADJOURNMENT

A motion was made by Tim Nelson to adjourn the meeting at 8:45 p.m. The motion was seconded by Everett Whitten and unanimously carried.