

TOWN OF WATERBORO PLANNING BOARD

AGENDA
September 21, 2005
7:30 p.m.

I. ROLL CALL

The meeting was opened at 7:30 p.m. by Tim Nelson, Vice Chair

Board Members Present: Judy Carll Donald Day Roland
Denby

Tim Nelson Everett Whitten

Board Members Absent: David Benton Susan Dunlap

Others Present: Lisa Barden Robert Barden
Charles Brown

John Caramihalis Jonathan Raymond Tina
Smith

II. APPOINTMENTS

Ø **Ossipee Hill Terrace (Map 4, Lot 12A) - Preliminary Plan Lisa and Robert Barden**

Charlie Brown, Sebago Technics, addressed the Board regarding the changes to the project. The units are now proposed to be condominiums with a private driveway serving them. The entrance will be in the same location. The location of the neighboring wells and septic systems are shown on the plan. The three units have been relocated to accommodate well exclusion zones, abutters' wells and septic systems, and nitrate plumes. DEP will allow up to 4,300 square feet of the pond to be filled to construct the access road; the proposed area of fill is 4,270 square feet.

Mr. Brown requested a waiver of the high intensity soil survey. After discussion, Judy Carll made a motion that the Board not waive the requirement of the high intensity soil survey. The motion was seconded by Roland Denby and unanimously carried.

A letter submitted by Sebago Technics in reponse to concerns raised at the August 2005 Planning Board meeting and by Paul Schumacher, SMRPC, was received in the office on September 19, 2005. This did not allow the board members ample time to review these

items. Judy Carll made a motion to table further review. The motion was seconded by Everett Whitten and unanimously carried. The applicant will be placed on the agenda for the next available meeting.

Ø **Winslow Meadows (Map 8, Lot 23-1) - Preliminary Plan**
John Caramihalis

John Caramihalis addressed the board regarding the Winslow Meadows subdivision. Tim Nelson reviewed the checklist. The board requested that a detail sheet be added to the plan showing the basic erosion and sedimentation information. The applicant must seek approval for the road name with the 911 Coordinator, Patti Berry. A street sign will also be required. A motion was made by Everett Whitten to send the application for peer review. The motion was seconded by Roland Denby and unanimously carried.

A motion was made Everett Whitten to accept the preliminary plan. The motion was seconded by Roland Denby and unanimously carried.

III. MINUTES OF PREVIOUS MEETINGS

Judy Carll made a motion to accept the minutes for the meeting held September 7, 2005. The motion was seconded by Everett Whitten and unanimously carried.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by Judy Carll to adjourn to the Workshop portion of the meeting at 8:00 p.m. The motion was seconded by Everett Whitten and unanimously carried.

