

TOWN OF WATERBORO PLANNING BOARD

*Meeting Minutes
October 5, 2005
7:00 p.m.*

Board Members Present:	David Benton	Judy Carll	Donald Day
	Roland Denby	Susan Dunlap	
Board Members Absent:	Tim Nelson	Everett Whitten	
Lyman Planning Board:	Roger Irving	Christal Tuttle	
	Ronald Stewart		
Others Present:	John Riordan	William Kany	Rick Lockwood

The Waterboro Planning Board held a joint meeting with the Lyman Planning Board at the Lyman Town Office. John Riordan, SGC Engineering, spoke on behalf of the applicant. The purpose of the meeting was to review an application from Denwood Builders for a division of Lot 6 of the Bartlett Pines subdivision. They are proposing to subdivide Lot 6 into three lots; one lot will consist of the property and home currently owned by Frank Goodreau and two additional lots. The Lyman subdivision regulations require underground utilities and sidewalks.

Roger Irving stated that the applicant had agreed to the underground utilities during the site walk and that the sidewalk can be a four foot sidewalk delineated by a white line. The applicant requested a waiver of the sidewalk requirements because there are no sidewalks in the existing subdivision. The Lyman CEO explained that the sidewalk requirement is not a waivable item.

The applicant proposed to install a tank to the left of the intersection for fire suppression. Sue Dunlap stated that there should be a minimum of a 20,000 gallon fire cistern that would be maintained by the homeowners association.

There was discussion about the financial impact to current lot owners in the subdivision because it will change the amount of association fees that they pay. Attorney William Kany stated that the two new lots will pay for the maintenance of the fire tank and new section of road and will contribute to Bartlett Pines 1 and 2 fees. Sue Dunlap responded that the Waterboro subdivision ordinance requires that interested parties consent to the

proposed changes.

Ronald Stewart motioned to have the utilities go underground for the two new lots. Christal Tuttle seconded; all in favor. (Lyman Planning Board)

The subdivision checklists were reviewed. Christal Tuttle motioned to approve the preliminary plan for a subdivision pending the test pit data, the 20,000 gallon cistern and the utilities being underground. Ron Stewart seconded; all in favor (Lyman Planning Board)

David Benton motioned to have the hydrological study done at a later date. The motion was seconded by Judy Carl and carried unanimously.

A public hearing was scheduled for Wednesday, October 26, 2005, at 7 p.m. in Lyman.