

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

January 2, 2008

7:30 p.m.

ROLL CALL

Board Members

Present:

David Benton

Judy Carll

Kurt Clason

Susan Dunlap

Teresa Lowell

Absent:

Roland Denby

Tim Nelson

Others Present:

John Cote

Brad Lodge, Middle Branch

Mark McCallum

Bill Thompson, BH2M

Patti Berry

David Lowe

Tina Smith

Susan Dunlap, Chair, called the meeting to order at 7:35 p.m.

APPOINTMENTS

Revision to Cathedral Pines Subdivision

Map 9, Lot 6-1 - Bradburn Road

John Cote

John Cote met with the board regarding a revision to the Cathedral Pines Subdivision. He last met with the board on June 6, 2007. At that time, Mr. Cote was instructed to update the plan to show the entire subdivision; the division of lot 3; a note that the hydro study was waived with the stipulation that there will be no further division to the proposed lots (Lots 6-1A and 6-1B) and only one single family house is to be placed on each lot. A motion was made by David Benton to accept the plan as presented. The motion was seconded by Judy Carll and passed unanimously.

Dezan Subdivision Final Plan

Map 3, Lot 12-3 - West Road

Brad Lodge, Middle Branch

Brad Lodge discussed the 'Dezan Way' subdivision final plan with the board.

Kurt Clason made a motion to accept the waiver of the hydro study (Note 8 on plan) with the stipulation that any further division of the lots will require a study. The motion was seconded by Teresa Lowell and unanimously carried.

Teresa Lowell made a motion to waive the requirement for pavement of the road with the stipulation that any further division of the lots will require that the road be brought up to town standards. The motion was seconded by Kurt Clason and unanimously carried.

Kurt Clason made a motion to accept the 1" = 100' scale used on the drawing. The motion was seconded by Teresa Lowell and unanimously carried.

Teresa Lowell made a motion to accept the hammerhead turnaround as shown on the plan. The motion was seconded by Kurt Clason and unanimously carried.

Kurt Clason made a motion that certificates of occupancy will not be issued by the CEO until a Professional Engineer confirms that the road has been built to construction standards. The motion was seconded by Teresa Lowell and unanimously carried.

Waivers must be added to plan

Road Maintenance agreement should be part of the file (Note 13 on the plan)

A motion was made by Kurt Clason to accept the 'Dezan Way' subdivision plan with corrections as noted above. The motion was seconded by Teresa Lowell and unanimously carried.

Sketch Plan - 14 Lot Subdivision

Map 4, Lot 22 - Off West Road

William Thompson - BH2M

Dave Benton asked to abstain because he is on the Water District Board. Sue Dunlap made a motion to not have Dave Benton seated on the board during this review. The motion was seconded by Kurt and passed unanimously (4-0).

Bill Thompson addressed the board regarding the sketch plan application for the proposed subdivision. He explained that this 14 lot subdivision will be developed off Pole Line Lane. The site is generally level. This subdivision will allow the water district to run new water line from their wells back to West Road over the proposed right of way. They would like to get water lines in by April 30. This is the first phase of a 50+ lot subdivision

The board questioned the length of the dead end road. The applicant stated it is 2,200' to the back lot for Phase 1. He added that they are currently working with the Cemetery Association regarding a possible access over abutting land.

Other items noted included:

Possible outsale before submission of the plan

Growth ordinance would allow three permits per year; this would not be applicable for 55+

Road to be built to town standards and offered to town for acceptance
Subdivision would utilize public water and underground electric service
Possible cluster concept for later phases of subdivision
Possible emergency exit for subdivision along Barb's Way

Sue Dunlap reviewed the checklist and noted the following open items:

Proposed layout of drainage ditches
Proposed reserved land
Shows existing ledge outcropping
Historical preserves
Trees of unusual size of interest

MINUTES OF PREVIOUS MEETINGS

November 28, 2007

December 5, 2007

There was not a quorum of members present to vote on the minutes.

REPORT OF OFFICERS

OLD BUSINESS

A motion was made by Susan Dunlap to have Dave Benton return to the board. The motion was seconded by Kurt Clason and passed unanimously (4-0).

Site Plan Review- L&M Floors & More

Map 19 Lot 15 - 961 Main Street

Scot Link

The board reviewed the final site plan for L&M Floors. Eleven parking spaces will be required based on 1,952 sq ft store area and three employees (Section 5.03 of the Zoning Ordinance). Plan shows lighting and does not exceed the property line. The width of road will be accepted as stated because it is an existing lot and existing building with no exterior changes proposed.

Kurt Clason made a motion to accept the final plan as presented, noting that additional exterior lighting may be added as long as it does not exceed the property line; the requirement for abutting street widths was waived as no addition is proposed to the existing building. The motion was seconded by David Benton and unanimously carried.

COMMUNICATION

MISCELLANEOUS

NEW BUSINESS

MEETING CONTINUED

At 9:30 p.m., a motion was made by Teresa Lowell to continue the meeting until Saturday, January 5, 2008, at 9.a.m. in order to conduct a site walk at the Belik property located at 19 Log Cabin Lane. The motion was seconded by David Benton and unanimously carried.

Approved Date: _____
