

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

April 21, 2010

7:00 p.m.

I. ROLL CALL

Board Members

Present: Frank Allen David Benton Judi Carll
Doug Foglio Tim Nelson

Absent: Kurt Clason Steve Eveld

Others Present: Andy Cote Bill Thompson, BH2M
Roger Lauzier Ed Leblanc Sarah Leblanc
Tina Smith David Lowe

Tim Nelson, Chair, called the meeting to order at 7:05 p.m.

II. APPOINTMENTS

***Conditional Use Permit/Seasonal farm stand
Tax Map 25, Lot 1, 192 Main Street
Ed & Sarah LeBlanc***

Ed Leblanc addressed the board regarding a conditional use permit to open a seasonal farm stand. They currently operate Anderson Farms from Dayton and have fields in four towns. They do business with Hannaford and Shaw's and also operate a retail farm stand. Mr. Leblanc is proposing to purchase the property at 192 Main Street, Map 25, Lot 1. The property is located in the Village Zone. They are planning to remove the house from the existing foundation. The proposed structure will be handicapped accessible and cover a portion of that existing foundation and will be no closer to the road. They are planning to use existing well and septic system. They have contacted DOT regarding an entrance permit. The site will have parking for 12 vehicles. They are planning to be open 7 days per week, in season, from 10 a.m. to 6 p.m.

After discussion, Doug Foglio made a motion to grant the conditional use permit with the following conditions:

- Provide a minimum of 12 parking spaces
- Sanitary facilities for public use in accordance with the State Plumbing Code.

The motion was seconded by Frank Allen and passed 5-0.

***Preliminary Plan - Meadowbrook Acres II Subdivision
Tax Map 11, Lot 42
Bill Thompson, BH2M***

Bill Thompson addressed the board regarding the Meadowbrook Acres II subdivision. He submitted letters requesting waivers.

The applicant requested a waiver of Article VI, 6.2.1 (16) ***Suggested location of buildings.*** Application will show setback lines as allowed by the Zoning Ordinance. Doug Foglio made a motion to allow this waiver; the motion was seconded by Frank Allen and passed 5-0

The applicant requested a waiver of Article VI, 6.2.1 (21) ***Soil Erosion and Sediment Control Plan endorsed by York County Soil and Water Conservation District or Maine Soil and Water Conservation District.*** Bill Thompson noted that the project would be reviewed by DEP for Stormwater and Erosion Control Standards and will conform to the Best Management Practices Standards. He feels that this requirement would be redundant. After discussion, Doug Foglio made a motion to grant the waiver pending receipt of a written report from DEP stating that requirements have been met. The motion was seconded by Judi Carll and carried 5-0.

The applicant requested a waiver of Article VI, 6.2.1 (26) and (27) ***Report prepared by a geologist registered in the State of Maine, to evaluate the impact the development will have on ground water.*** Doug Foglio noted that there are two test pits provided for each lot. Bill Thompson added that the test pits were 14" to 24" to restrictive layer; there was sandy loam with friable consistency. Doug Foglio suggested that the separation from well to septic be at least 125' not in the direction of travel of nitrate plume. Frank Allen made a motion to allow the waiver with 125' separation between well and septic. The motion was seconded by Dave Benton and passed 5-0.

The applicant requested a waiver of Article VI, 6.1.5 (3) ***Board determines amount of improvements and bond required as a prerequisite to final approval.*** Board members discussed the amount of improvements required; the developer is to determine the amount of money required to do the project. This would be part of the final approval process. Board members agreed to table the request until all of the issues are decided.

Bill Thompson reviewed the preliminary check list, noting the following items:

6. Location of culverts shown on the plan and road way sheets
9. Contour lines at 1' intervals
10. Logs for soils have been done; information will be given to board
11. Update deed descriptions are being completed
12. Individual wells
13. Test pits will be shown on plan
14. Storm water application to be submitted to DEP; 15" culvert may need to be upgraded pending DEP review
15. Not applicable
16. Waiver granted
17. Site has been flagged
18. No proposed public open space; open space to be owned by homeowners
19. Entire holdings not being proposed for development
20. Not applicable

21. Waived
22. Prior to final approvals, schedule of construction will be submitted
23. Homeowners association agreement to be drawn by applicant's attorney covering open space and road maintenance
24. Applicant to meet requirements as proposed by Post Office (central box)
25. Location map
- 26 & 27. Waivers requested

Board members and the applicant agreed to hold a public hearing; site walk has been conducted. Doug Foglio made a motion to hold the public hearing on May 19, 2010, at 7 p.m. Frank seconded, and the motion carried 5-0. Preliminary approval for the subdivision plan will be reviewed after the public hearing.

Board members discussed the second access road to this subdivision. Tim Nelson suggested that we contact a Professional Engineer to guide the board in decisions and answer questions. DeLuca Hoffman, Sebago Tech and Pinkham & Greer were discussed. After discussion, everyone agreed to contact Pinkham & Greer and ask for their engineer to be present at a workshop on May 12, 2010. This third party review will be at cost to the applicant.

***Final Plan - Lakeview Estates Subdivision
Map 11, Lot 15-1
Steve Everett***

Roger requested a 90 days extension for final approval of the subdivision. Doug made a motion to extend approval of the final plan for another 90 days. The motion was seconded by Frank Allen and carried 5-0. A site walk will be conducted on Wednesday, May 5, 2010, at 6 p.m.

III. MINUTES OF PREVIOUS MEETINGS

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

***SMRPC – Workshop – April 28, 2010
Subdivision Review for Planning Board Members***

VII. MISCELLANEOUS

Doug Foglio will attend the Board of Selectmen's meeting and speak on behalf of the Planning Board.

VIII. NEW BUSINESS

IX. ADJOURNMENT

At 9:10 p.m., Dave Benton made a motion to adjourn the meeting. The motion was seconded by Frank Allen and passed unanimously.

Approved Date: 10/13/10

Agony J. Kelly, Chair
Frank Allen
Quentin Carroll

