

TOWN OF WATERBORO

PLANNING BOARD

Meeting Minutes
November 7, 2012

I. ROLL CALL

Board Members

Present: Frank Allen Kurt Clason Andy Cote
Tim Neill Dwayne Prescott

Absent: Tim Nelson

Others Present: Sandra Leeman Robert Leeman Adam Curtis
Tom Ursia Tina Smith David Woodsome
Davie Lowe

Kurt Clason, Vice Chair called the meeting to order at 7:05 p.m. noting that board member Tim Nelson was absent.

II. APPOINTMENTS

- ***Relocation of structure in Shoreland Zone***
Map 33 Lot 24, 11 Esther Lane
Robert Leeman on behalf of Penny Curtis

Robert Leeman provided a stamped copy of the survey conducted by Austin Land Surveying, LLC, dated August 17, 2007. Dow & Coulombe has not completed the survey for the abutters (Maxfield and Bornstein). Board members will continue this meeting to Sunday, November 11, 2012, and conduct a site walk at 3 p.m. This application is to be reviewed by the board at the meeting to be held December 5, 2012.

MINUTES OF PREVIOUS MEETINGS

- ***October 3, 2012***

Tim Neill made a motion to accept the minutes for the meeting held October 3, 2012. The motion was seconded by Frank Allen and carried 4-0-1 (Kurt Clason abstained).

III. REPORT OF OFFICERS

IV. OLD BUSINESS

Pending: Growth Management Ordinance

A memo was received from Tom Ursia advising the board that the selectmen gave their consensus opinion to support the amendments to the Growth Management Ordinance. Kurt Clason made a motion to conduct a public hearing (date to be determined by Town Planner). The motion was seconded by Tim Neill and carried 5-0.

Cisterns –

A workshop has been scheduled with the Fire Chief for Wednesday, December 5, 2012, at 6 p.m.

Wellhead Protection District

Planner is to add this item to the checklists for subdivision and site plan. Tom Ursia added that the Wellhead Protection District has been shown on the current tax maps.

V. COMMUNICATION

➤ Memo from Town Administrator re: 2013-2014 Budget Requests

Deadline for budget submittal is December 7. This item is to be added to the agenda for the December 5, 2012, meeting.

➤ Letter from Andre Cote re: Plan Amendment Meadowbrook Acres II

Andy Cote recused himself from the board.

Mr. Cote addressed the board regarding an amendment to the Meadowbrook Acres II subdivision plan. He would like to remove note 21 on the subdivision plan requiring sprinklers in the houses. He currently has a fire pond that meets the requirements of the Subdivision ordinance for both the Meadowbrook Acres and Meadowbrook Acres II subdivisions. The applicant originally to sprinklers for the house. At that time it was presumed that the state would mandate sprinklers for new dwellings; that change did not occur.

Mr. Cote explained that the existing fire pond holds more than 1,163,000 gallons and is 14 times what is required by the ordinance. The pond has a sand bottom and has been used by the Fire Department for drills. Frank Allen made a motion to remove the sprinkler requirement (note 21) from the subdivision plan. The motion was seconded by Dwayne Prescott and carried 4-0.

Mr. Cote rejoined the board at this time.

➤ Letter from Chief Bors re: Green Court Acres

Board members questioned the status of the Green Court Acres subdivision. The town planner was instructed to contact the applicant and ask their intentions regarding the application. Mr. Ursia was also asked to contact the attorney for an opinion since more than 16 months has elapsed since the preliminary approval.

VI. MISCELLANEOUS

VII. NEW BUSINESS

VIII. ADJOURNMENT

At 7:55 p.m., Tim Neill made a motion to continue the meeting to Sunday, November 11, 2012 at 3 p.m. in order to conduct a site walk at 11 Esther Lane. The motion was seconded by Frank Allen and carried 5-0.

Approved Date: _____

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_____	_____
_____	_____
