

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

January 15, 2014

7:00 p.m.

I. ROLL CALL

Board Members

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

Absent: Tim Nelson

Others Present:	Fran LaPierre	Neil Haskell	Scott Carpenter
	Tom Ursia	David Woodsome	
	Tina Smith	David Lowe	

The meeting was called to order at 7:05 p.m. by Tim Neill, chair.

II. APPOINTMENTS

- ***Carpenter Estate - Map 13, Lots 30A & 27B***
- Frances LaPierre, Post Road Surveying***
- Sketch Plan Approval – Review of Waiver Requests***

Fran LaPierre addressed the board regarding the Carpenter Estate subdivision. Dwayne Prescott, an abutter to the subdivision, recused himself during this review. An email from Gary Lamb, Town Administrator, dated January 13, 2014, was provided to the applicant and read into the record.

Board members reviewed the four waiver requests submitted by the applicant.

Waiver Request 6.2.1.9 Contours – Applicant advised that no road construction is being proposed and 10 foot contours from USGS Quad are digitized on the plan. After discussion, Kurt Clason made a motion to grant the waiver beyond 500' from road; property within 500' of the road to include 2' contours. The motion was seconded by Frank Allen and carried 5-0. Board members suggested that the preliminary plan needs to define the building envelope; current note 3 on plan should be struck.

Frank Allen made a motion to send to DEP for review by Mike Morse to determine status of the brook and regulations regarding spaghetti lots. The motion was seconded by Andy Cote and carried 5-0. Ms. LaPierre will contact Mr. Morse with the board's concerns.

Waiver Request 6.2.1.14 Storm Water Management Plan - After discussion, Andy Cote made a motion to table until additional information is received. The motion was seconded by Kurt Clason and carried 5-0. Applicant will decide what they intend to do regarding the Road Commissioner's request for engineered plans and easements.

Waiver Request 6.2.1.21 Soil Erosion and Sediment Control Plan – Andy Cote made a motion to table the request until additional information is received. The motion was seconded by Frank Allen and carried 5-0.

Waiver Request 6.2.1.26 Hydrogeologic Assessment – Kurt Clason made a motion to grant the waiver. The motion was seconded by Frank Allen and carried 5-0.

The applicant advised that they would be asking for an additional waiver from 6.2.1 regarding the required 1"=60' scale of the plan as submitted. It was the consensus of the board that 1"=120' would be acceptable. Waiver request will be submitted in writing.

The applicant provided a schedule of the outsales for the property.

Andy Cote made a motion to accept the sketch plan in concept. The motion was seconded by Kurt Clason and carried 5-0. A site walk will be scheduled when outstanding issues are addressed.

III. MINUTES OF PREVIOUS MEETINGS

Frank Allen made a motion to accept the minutes for meeting held December 4, 2013. The motion was seconded by Kurt Clason and carried 5-0 (Prescott not voting).

Judy Carll made a motion to accept the minutes for the meeting held December 18, 2013. The motion was seconded by Kurt Clason and carried 4-0 (Prescott and Allen not voting).

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

Tom Ursia advised the board that he had contacted engineering firms for an advisory letter regarding cisterns. Wright Pierce has agreed to provide a letter to be delivered with three to four week at a cost of \$750. Since the Planning Board only had \$600 available, the 20/20 Committee has agreed to partner with the Planning Board and provide \$150 from their budget. Kurt Clason made a motion to proceed. The motion was seconded by Dwayne Prescott and carried 6-0.

VIII. NEW BUSINESS

IX. ADJOURNMENT

At 8:15 p.m. Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Frank All and carried unanimously.

Approved Date: _____
