

Waterboro Planning Board

Minutes

May 7, 2014 – 7 PM

Roll Call: Chairman Tim Neill, Judi Carll, Andy Cote, Dwayne Prescott, and Frank Allen, Jon Gale, Sel. Dennis Abbott, Sel. Gordon Littlefield, Doug Foglio, Sr., Road Commissioner and Mark Mitchell, CEO. Guests: Dave Lowe, Dave Benton, Leo Binette, Sharon Abbott, Dave Bozza, Little Ossipee Lake Campground owner and, Travis Letellier and Jim Fisher from Northeast Civil Solutions Inc.

Appointments: Joint meeting with the Board of Selectmen and Little Ossipee Lake Campground owners – information meeting on their proposed expansion: Jim Fisher spoke about the proposed expansion and stated that Phase II would start in the autumn of 2014 if approved. They wanted to solicit comments and suggestions for a future presentation of technical aspects. He conducted an overview of the presentation plan. The plan requires DEP permitting; however, there is only a small impact on wetlands. They would like the traffic to use McLucas Road, which goes into a controlled intersection. They currently are licensed for 85 sites and are using close to that number. Phase II would add an additional 50 sites and each site far exceeds the minimum 5,000 sq. ft. size requirement. There will be power, septic and water at each site. Campers over fifteen years old are not allowed. Most sites are seasonal. Alfred Frick will be the soil scientist. In Phase I, the old systems have been updated. There will be two bath houses with showers, with no washing machines on site. 90% of the site is not impervious surface and will take care of any stormwater. DEP is trying to get away from stormwater ponds, however phosphorus control requires ponds. Woody, re-vegetation areas are now preferred, as it filters the water going into the wetland. In regards to the traffic on Route 5, they will complete a full traffic report. Discussion of vehicles having full access to Route 5, should it be one-way or closed, or all traffic use McLucas Road. Pedestrian traffic to the lake was also discussed. They will try to make lights and crosswalks work, and request additional signage from DOT. A Q&A period was held. Questioned about the boundary line on the causeway and location of docks. Mr. Fisher stated that Mr. Bozza has deeded ownership of the land abutting the lake. Mr. Bozza stated that presently he has nine docks, which is the maximum number he can have. There currently are five or six moorings beyond the docks, which are not regulated. Sel. Abbott stated that the Planning Board needs to discuss this issue. There was concern shown for the private wells located on McLucas Road and the impact of sewerage and stormwater runoff. Also the small pond between McLucas Road and Route 5. Mr. Bozza stated that he pumps the tanks of those RVs located next to the pond and doesn't charge to do so for those sites.

Doug Foglio, Sr., Road Commissioner spoke. He stated is not opposed to the expansion, however is opposed to any use of McLucas Road as it is not wide enough, nor designed to handle large RV's, and, the culvert on McLucas Road cannot handle the possible increase water flow. Also the intersection of McLucas and Ossipee Hill Road is too close to the next intersection and large RVs would block Ossipee Hill Rd. He addressed the caution lights on Route 5 that the Town had installed and maintained for years. The Board of Selectmen voted to discontinue them several years ago. The campground was asked if they wanted to take them over and they didn't – to which Mr. Bozza replied that he was told by his Attorney not to take on the liability. Mr. Foglio stated further that he felt that a full year traffic study needed to be completed. Pedestrian warning lights, as a minimum, should be required, 400 ft. from the crossing on Rt. 5. Discussion on pedestrian crossing included installing a skywalk to putting in a large culvert from the small pond to the lake that boats could pass through. Mr. Foglio felt that the approximately 14,000 sq. ft. of imperious roofing should be addressed as far as stormwater. He felt that the stormwater impact of the area wouldn't change from what it is today to when Phase II will be completed, but it certainly has changed since the vegetation was stripped and the trees were cut several years ago.

Mr. Foglio then spoke as a resident of Waterboro. He questions the beach ownership and feels the Planning Board should require a survey of the land, as well as find out the deeded use, noting that the causeway used to be a lot wider. The mooring balls should be taken in during the winter months, as they are dangerous to the winter sports activity. Due to pollution in the small pond in the past, water quality studies should be conducted on the pond for a full year, including taking ground water samples ten feet from the high water mark along the pond. In regards to the upper level, it should be determined how deep down the bedrock is. The Planning Board should require a study of the ground water, having phosphorus and nitrate studies done on the ground and the water bodies. He requested a one year moratorium on campgrounds to get answers. He feels that this plan is insufficient and the Town needs to make sure that Little Ossipee Lake isn't going to be polluted.

Sel. Abbott stated that he is not against the expansion, as it will be a huge boost to Town businesses. The Planning Board needs to negotiate what the waterfront will be and that's what has to be done.

Sel. Gale stated he realized the recreation potential in Town and increase in business, but feels the project needs to proceed with caution.

Chm. Neill stated that the Sewall Co. report for the Comprehensive Plan identified the lake as being at risk.

Sel. Littlefield stated that he has been happy with the new owner and improvements, but agreed that the Town should go slow.

Mr. Bozza stated that he would see that the moorings were taken out in the fall. He noted that he pays for the crosswalk paint. In regards to the caution lights, he feels the Town has a liability for public safety. They have talked about installing a swimming pool within the campground.

Review & Accept Agenda: Frank made the motion to add 'review/discuss/vote' to the Driveway Ordinance item under Old Business. Judi seconded. Voted, passed.

Communications: None.

Announcements: None

Minutes of Previous Meetings: Frank requested a report from the Town Administrator in regards to the Broad Band Summit. Frank made the motion to accept the minutes of April 16, 2014 as written. Dwayne seconded. Voted, passed.

Report of Officers: None.

Old Business:

Status report on hiring of new Planning Board Secretary: Tom reported that the new secretary will be on board the first Monday of June.

New Business

Review/Discuss 20/20 Master Planning Committee's Sector Two suggestions: Tom stated that he is good with this item.

Review/Discuss/Vote on Proposed Driveway Ordinance: Discussion. Dwayne stated that he was not comfortable with Section 4F, also, private roads that don't meet Town standards. It was agreed that the Road Review Committee will address those issues. Frank made the motion to send the amended copy to the Road Review Committee, merging the comments and suggestions by Kurt, Andy and Tim. Andy seconded. Voted, passed.

General Discussion: Tom reminded the Board that the 20/20 Master Planners will be meeting on May 12th. at 5:15 PM.

Adjournment: Andy made the motion to adjourn the meeting at 8:35 PM. Frank seconded. Voted, passed.

Respectfully submitted,

Dianne Holden
Town Committee Secretary

Approved May 21, 2014