

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

August 20, 2014

7:00 p.m.

I. ROLL CALL

Board Members

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

Absent:

Others Present: David Lowe Stephen Everett Roger Lauzier
 David Woodsome Tom Ursia Rita Cote
 Jim Fisher Jim Logan Travis Letellier
 Tammy Bellman

The meeting was called to order at 7:01 p.m. by Tim Neill, Chair.

Frank Allen made the motion to amend the agenda to include a vote on the site visit for Roger Lauzier's setback reduction request on the Mary Gooch property, Map 36 Lot 27-A.

Seconded by Tim Neill. No discussion, passed 5 – 0, (Clason abstained).

II. APPOINTMENTS

- ***Setback reduction request by Roger Lauzier, Mary Gooch property, next to 26 Logan Circle Extension, Map 36 Lot 27-A. Site walk.***

Andy Cote made the motion to approve the application for the setback reduction of 13 feet from the dirt road and 10 feet on the sides. Frank Allen seconded the motion. No discussion. Voted. Passed 6 – 0.

- ***Setback reduction by Marguerite Dow Map 39 Lot 8.*** Marguerite Dow provided background information on the request to raise the camp to put a daylight basement under the current camp. No increase in size. No site walk was requested. Kurt Clason made the motion to put the foundation in as noted. Andy Cote seconded the motion. Voted 6-0 passed.

- ***Conditional Use Review for Little Ossipee Lake Campground expansion. Map 7 Lot 52.*** Jim Fisher from Northeast Civil Solutions made the presentation on behalf of David Bozza, dba DMJ Parks, LLC. David Bozza and Northeast Civil Solutions are not requesting a vote this evening. The designs have been completed and provided to the Planning Board for review and questions. The Planning Board went through the checklist provided by Tom Ursia, Town Planner, attachment A. Andy Cote stated that the waiver

request(s) should be submitted separately. The Applicant said that some of those requests will be:

- Reduction in the 50 foot road width
- Reduction in the number of bathhouses and
- Waiver of the high-intensity soil map
- The Applicant would like to phase the project and may need a waiver to cover the extended construction schedule

The Applicant will also be looking for guidance on what constitutes “substantial completion.” Jim Logan, from Albert Frich, stated that the campground has a public water supply. The water quality is monitored by the State. Andy Cote questioned the Applicant at length about their storm water/septic plans. As designed the site will not degrade the water quality of Little Ossipee Lake. The Campground’s plan is also being reviewed by the State, attachment B, MDEP and requires MDEP approval. Applicant explored the possibility of using McLucas Road for construction vehicles. It was agreed upon by the Planning Board, the Applicant and the engineering Team that McLucas Road would not be used for any reason other than emergency access. Tom Ursia suggested a meeting with the Engineers, Applicant, Town Planner, Department of Public Works and the Fire Chief to review any of the checklist that had not been addressed. Tim Neill requested to have Tom set up this meeting. Jim Fisher will check with the State regarding re-stripping of the cross-walk going from the campground across Route 5. Jim Fisher suggested a general agreement between the Applicant and the Town for lights, any signage and re-stripping the cross-walk to ensure the public’s safety. Tom Ursia suggested that the Planning Board and the Applicant determine a maximum number of docks and a specific layout of the docks to prevent any further discussion and/or time before the Planning Board. The Applicant provided landscaping information and agreed to one tree per site. Tom Ursia suggested that if the Planning Board is comfortable with him working with the Applicant on the landscaping issue. Frank Allen suggested using the Town of Waterboro’s Community Garden Committee to assist with the landscaping for the new expansion area. Andy Cote would like the emergency access addressed on the site plan. Tom Ursia suggested that a statement in the Notation block should be included regarding the emergency access. Andy Cote suggested not taking the driveway for the house and including it as part of the campground. David Bozza and Jim Fisher agreed. The Planning Board and Engineers discussed a Site Walk for September 13, 2014 at 9am meeting at the Office and a Public Hearing on Wednesday, September 17, 2014 at 6pm with a vote to follow. The Planning Board thanked Northeast Civil Solution for providing a thorough and well put together presentation and documentation.

III. MINUTES OF PREVIOUS MEETINGS

- Frank Allen made a motion to approve the minutes as written for the meeting held June 18, 2014. The motion was seconded by Dwayne Prescott and carried 6-0.
- Frank Allen made a motion to approve the minutes as written for the meeting held August 6, 2014. The motion was seconded by Judy Carll and carried 5-0, Cote – abstained.

IV. REPORT OF OFFICERS

None.

V. OLD BUSINESS

- Public Hearing scheduled for September 3, 2014 at 7pm for public comments on the proposed changes to Section 2.08 of the Zoning Ordinance.

VI. NEW BUSINESS

None.

VII. Announcements

None.

VIII. ADJOURNMENT

At 8:32 p.m. Kurt Clason made a motion to adjourn the meeting. The motion was seconded by Judy Carll and carried unanimously.

Approved Date: _____

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