

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
March 15, 2017
7:00 p.m.

I. ROLL CALL

Present: Dwayne Prescott Lee Nelson Judy Wirth Judi Carll Steve Letellier Ted Doyle
David Christensen

Absent:

Others: Tim Neill Lee Jay Feldman Steve Blake David Benton, Sr. David Lowe
Tammy Bellman

Dwayne Prescott called the Planning Board meeting to order at 7:00pm on March 15, 2017.

Dwayne stated a quorum has been met with the members present.

Dwayne moved Old Business: Waterboro Heights to the front of the agenda.

II. OLD BUSINESS

➤ **Waterboro Heights – Bill Thompson, BH2M SKETCH Plan Review**

Steve Blake is representing Bill Thompson this evening. Steve proceeded to the podium and provided an overview thus far of the project:

- Since the last meeting with the Planning Board there has not been a lot of design changes – only resource changes;
- Reconfigured thirteen lot subdivision;
- Up-grades to Panoramic Drive up to Tristen Way and into Meadowbrook - they will be designed to Town Road Standards – ultimately with Town acceptance;
- Drainage has been addressed;

Planning Board concerns: Lee Jay – gravel is not acceptable for emergency and maintenance vehicles; the big issue was that the distance between Panoramic and Tristen were not constructed up to town standards and passable for year round use.

Dwayne – options – build with a bond and then build or build roads first then build residences. Discussing going all the way from Deering Ridge Road through to Meadowbrook Road. The Highway Entrance Ordinance you just received will need to be met prior to any consideration for the roads to be accepted.

Lee Jay – Figure the cost when you return to the Planning Board, for preliminary approval, for construction of these roads for potential bonding.

Dwayne – our preference would be for town standards from one end to the other end on Tristen. Dave Benton responded with if asphalted the fact if hauling over

it then it does not need to be to standards then, but when the final certificate of occupancy then it will need to be completed and asphalted.

Dwayne – then we will attach the final to the occupancy permit.

Steve – the collector road to town standards. Dwayne – yes.

Lee Jay – recapping: dry hydrant at existing pond – hammer head/fire truck easement – cluster relevant to total acreage – maintain open space. More information will come as we get closer to the preliminary and final approval.

Judi – will you intend to sell the lots prior to building or build then sell?

Steve – do not know what the final will be – it has been completed. There has been a meeting with DEP and will require the DEP details and permitting at the next Planning Board meeting.

Dave Benton, Director of Public Works and Road Review Committee member came to the podium. Regarding the area near the dry hydrant the Road Review Committee commented that the dry hydrant area should be expanded so the fire trucks can get closer to the dry hydrant. The roads being completed to town standards are greatly appreciated due to safety issues – a very scary situation to be thinking about. Brookside will need to be modified accordingly, due to the number of vehicles coming and going. As DPW and a Road Review Committee member this makes both parties happy. Glad Andy is doing it this way.

Lee Jay – Steve what is your timeframe for coming back for preliminary – Steve – about three months. Should have an agreement with the board. Dwayne should it be about June 31 – three months when you return. If not nailed down then we would need to review again and delay. Let Tammy or Lee Jay know about when you will be returning. Steve thought it would be before the three month mark.

Lee Jay – memo provided but there are minor items missing on the plan. If you decide to accept this then we can condition the plan at preliminary for the final. (Per checklist provided by BH2M the following are not submitted by the applicant: proposed layout of the drainage ditches; shows existing ledge outcropping; historical preserves and trees of unusual size or interest.)

Steve Letellier made the motion to accept the SKETCH Plan with the conditions of checklist not provided. Dave Christensen seconded the motion. No further discussion. Vote 7 – 0 SKETCH Plan accepted with conditions.

III. COMMUNICATION

- **DMJ Parks, LLC - Notice of Intent to file with MDEP letter** – Lee Jay explained that this was a formal process for MDEP. They handle a public hearing for the filing.
- **MDOT Notice – Rumble Strips** – Dave Benton explained the that MDOT are planning on starting the project this summer. The rumble strips will go from the Alfred 55 mph area to Route 35 in Waterboro. There will be none at any intersections. They are being made more shallow to prevent potholes. It will be a rolling operation so there should be no traffic delays. The information is also available on the town website.

IV. MINUTES OF PREVIOUS MEETINGS

- **February 1, 2017** – Ted Doyle made the motion to approve the meeting minutes of February 1, 2017 as submitted. Steve Letellier seconded. No discussion. Vote 7 - 0. Approved.
- **February 15, 2017** – Judy Wirth made the motion to approve the meeting minutes of February 15, 2017 as submitted. David Christensen seconded. No discussion. Vote 7 - 0. Approved.
- **March 1, 2017** – David Christensen made the motion to approve the meeting minutes of February 1, 2017 as submitted. Ted Doyle seconded. No discussion. Vote 6 – 0 0 1(Nelson – Absent). Approved.

V. NEW BUSINESS & PUBLIC HEARINGS

VI. MISCELLANEOUS

VII. ADJOURNMENT

- Judi Carll made the motion to adjourn at 7:15 pm. Steve Letellier seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned to the workshop.
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VIII. Planning Board signed the approved minutes and remaining minutes from 2015 and 2016.

Approved Date: _____

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