

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
April 19, 2017
7:00 p.m.

I. ROLL CALL

Present: Dwayne Prescott Lee Nelson Judi Carll Steve Letellier Ted Doyle

Absent: Judy Wirth David Christensen

Others: Tim Neill Lee Jay Feldman Glenn Charette Jamie Goodwin
Crystal Goodwin David Alves David Lowe Tammy Bellman

Dwayne Prescott called the Planning Board meeting to order at 7:00pm on April 19, 2017.

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

Dwayne moved New Business: Village Plaza to the front of the agenda.

II. NEW BUSINESS & PUBLIC HEARINGS

- **Village Plaza – SKETCH/Preliminary Approval – Southern Maine Realty Group Trust, LLC – Tax Map 18 Lot 6 – Commercial Development** – Steve Everett gave an overview of the commercial project. Dave Lowe projected the plot plan to the overhead for better viewing. This is a three to four phase project consisting of phase one then 2 and then three and four. At this time the tenants are unknown. The green area on the overhead with the stream is the FEMA Flood Zone approved in 1985; this is different than the flood maps; the flood zone has been delineated. The red area is emergency access; not surfaced area nor pavement. The heavy dark line will be paved; 40 parking spaces per unit(phase). Phase 1 – 50' x 50' cubicles proposed; will ultimately be determined by the tenant; utility pole will be moved to property line with another pole; water will be coming off the 12" main into a 6" line to the buildings; hydrant at the opening of the plaza; snow removal will be plowed to the riprap area; the tarred area will be graded to serve as a level spreader for the stormwater; septic fields have been reserved; Alex Fennimore designing concrete chamber system with an H2O load rated; fill will be required if using large chambers. The proposed garage maintenance area is 60 x 60; the solid waste area will be located behind the maintenance garage with a berm if needed. Put into scale a tractor trailer for turning radius of both emergency vehicles or front door deliveries or rear deliveries. The turn radius has a 30 foot radius for this size tractor trailer vehicle. Board questions: Judi – propane tanks? Steve – they are buried with two behind each building. Judi – please consider that a large overhang in front will have the snow falling off it and onto the sidewalk – perhaps think of changing. Dwayne – dumpsters? Steve – behind the maintenance garage. Dwayne – fenced? Steve – they will be hidden or small ones behind each unit. Steve Letellier – setback on phase 1 and phase 2? Steve – no parking behind the unit; 40 feet. Dwayne –

consider paving for the dumpster for easier access. Steve- compacted gravel for solid waste area. Dwayne – It is close to the wetlands, please include the setback from the wetland. Steve – will be on the next version. Lee Jay – no public hearing has been set yet – the steps to do before the public hearing are to find the application complete then set the site walk date and time and then the public hearing. Glenn Charette requested that the ADA parking spaces be noted on the plan; the stop sign legend on the exit side and change the wording for the 6' elevated walkway to 6' wide sidewalk. Lee Jay – noted that a number of things need to be added to the plan: dumpster concrete pad, wetlands located, need for erosion control detail sheet, need for lighting cut sheet. Background on the Site Plan Review meeting: those in attendance were Fire, DPW, two Planning Board members, Water District rep, Town Planner and Code Enforcement. Letters have been received from the Fire Department and the CEO. Tammy will obtain the letters from the water district and the DPW. The next submittal package will need design information to see if they meet the commercial design standards. A copy for Article & Subsection 7.10 was distributed to the applicants for their records. Dwayne Prescott made the motion to find the application complete with the site walk on May 3, 2017 at 6 pm and the the Public Hearing to follow at 7pm. Steve – the waivers will be ready for the next meeting. No second was received on the motion, Dwayne recalled the motion. Steve asked what the Planning Board would like to see at the site walk. Glenn – put sticks at the front corners of the buildings – should not create a hardship. Steve – doing the topography now – pitch toward back more than the 202 side – 5-6' of rip rap before getting to any growth. Dwayne – Town Planner or CEO should get the Stormwater Management Plan. Lee Jay – this was discussed at the Site Plan Review – not needed as it will be a 2/3 – 1/3 spreader and distance to water. Glenn agreed with Mr. Feldman nothing will be getting beyond the growth. Dwayne Prescott made the motion that the application is complete. Ted Doyle seconded. No further discussion. Vote 5 – 0 that the application has been found complete.

- **Appointment of Glenn Charette as Planning Board Designee** – Glenn explained that the Shoreland Ordinance on page 6 – foundation(2) can designee CEO as Planning Board representative – move back to the furthest practical extent possible – as CEO I am used to looking at – this can be a case by case or at one time. Dwayne – do each time it comes up- if meets gets permit – moves forward if does not meet then they can come before the Planning Board. Glenn - there are two pending cases – Amy Lane and Connolly Point; the meeting would be in person no phone calls to discuss. Judi Carll made the motion to appoint the Code Enforcement Officer as designee on Connolly Point and Amy Lane. Steve Letellier seconded. No discussion. Vote 5 – 0 to appoint as Planning Board Designee.

III. COMMUNICATION

- Glenn Charette shared that the new building codes are figured to be adopted October 2017. The Governor has signed off with the condition that 2009 Energy Codes stipulated back to MUBEK Board for approval for October 1, 2017.

IV. MINUTES OF PREVIOUS MEETINGS

- **March 15, 2017 – Judi Carll** made the motion to accept the meeting minutes of March 15, 2017 as presented. Ted Doyle seconded. No discussion. Vote 5 – 0 Approved.
- **April 5, 2017** – Lee Nelson made the motion that we did not have a meeting. Steve Letellier seconded. No discussion. Vote 5-0 no meeting held.

V. OLD BUSINESS

VI. MISCELLANEOUS

- Lee Jay made note to the Planning board that SMPDC is looking into taking over the publication of the Planning & Use Laws. Is this of any interest of the Board?
Yes per the Planning Board.

VII. ADJOURNMENT

- Judi Carll moved that we adjourn at 7:44pm. Steve Letellier seconded the motion. No discussion. Vote 5 - 0 in favor. Meeting Adjourned to the workshop.

VIII. Planning Board signed the approved minutes.

Approved Date: _____

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