

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
May 3, 2017
7:00 p.m.

Site Walk – 6pm – Village Plaza - Southern Maine Realty Trust, LLC – 1029 Main Street, Waterboro – Commercial Three/Four Phase Development

Roll Call:

Planning Board Members: Dwayne Prescott Lee Nelson Judy Wirth Judi Carll
 Steve Letellier Ted Doyle

Absent: David Christensen

Others: Jamie Goodwin Crystal Goodwin Stephen Everett Bob Crawford Tim Neill
 Lee Jay Feldman David Benton Tammy Bellman

Site Walk Findings: Dwayne Prescott opened the site walk at 6:00pm at 1029 Main Street, Waterboro, and the site for the commercial development. Steve Everett gave an overview of the site layout. The Planning Board walked the perimeter of lot noting the setback from the stream, the front of the building markers, the septic area, the maintenance building area and the paved areas for parking. The Planning Board is interested in the setback from the brook and how far the septic design will infringe into the shoreland as the property naturally slopes away from the road side of the property. The wetland will further be separated by more rip rap to go from current location on the site plan to extend to the property line behind phase one and two buildings. Dave Benton showed the Planning Board how the waterlines will enter the property for each of the phases. The abutter question on the further removal of trees was addressed. There will be minimal tree removal as the property owner does not want any traffic from the abutting parking lot either. Dwayne closed the site walk at 6:30pm.

I. ROLL CALL

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

Absent:

Others: Jamie Goodwin Crystal Goodwin Stephen Everett Tim Neill
 Lee Jay Feldman David Lowe Tammy Bellman

Dwayne Prescott called the Planning Board meeting to order at 7:00pm on May 3, 2017.

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

Dwayne moved the Public Hearing to the front of the agenda.

II. NEW BUSINESS & PUBLIC HEARINGS

- **Public Hearing: Village Plaza – Southern Maine Realty Group Trust, LLC – Tax Map 18 Lot 6 – Commercial Development** – Dwayne Prescott opened the public hearing at 7:02pm. Dwayne gave an overview of the Village Plaza project. Dwayne asked if there was anyone wanting to make a public comment regarding Village Plaza to step to the podium. No one responded. Dwayne Prescott closed the public hearing at 7:03pm.

Dwayne Prescott re-opened the Planning Board meeting at 7:03pm.

III. OLD BUSINESS

- **Village Plaza – Review for Approval** - Steve Everett gave an overview of the commercial project to date including the information obtained at the site walk earlier this evening. Dwayne requested questions from the Planning Board members. Judy Wirth asked if the provided views were conceptual or actual. Jamie – concepts. Judy – brick? Jamie – no clapboards. Judy commented that the vestibules look nice on the front of the building. Jamie responded with they will be built based on the tenants. David Christensen wanted to know if any changes would require a re-visit to the Planning Board. Yes if a larger change than would be expected based on the tenants per Lee Jay. Lee Jay also offered that a condition of approval can be that if design plans change then the applicant provides a view prior to a building permit being issued. Judi Carll asked will Phase 1 look like 2, 3 and four. Steve Everett – only a major change if a fast food restaurant were to come in for phase 2. David – will the run-off be controlled at the end of the parking area? Dwayne – yes a natural and rip-rap. Lee Jay – DPW requested that the rip-rap be extended to the property line to allow for cleaner water than in the stream. Judy – mechanical equipment? Jamie – propane tank buried below grade and camouflaged in back of building. Ted – reclaim on gravel area? Dwayne – they have agreed to use the reclaim instead of gravel. Judi Carll made the motion to the stormwater management and nitrate study. Judy Wirth seconded. No further discussion. Vote 7 – 0 both requests waived. Ted Doyle made the motion to include the following conditions for approval:
 1. The applicant pays for SMPDC staff time to the town of Waterboro for the project review, Article III.C.
 2. The applicant provide an as built survey upon the completion of each phase of the development and submit it to the Planning Board for compliance review, Article III. D.
 3. The applicant provides a clerk of the works during Site Construction to provide written reports to the Code Enforcement Officer during the site construction process, Article III. E.
 4. If the building design, changes the applicant shall submit revised building plans to the Planning Board prior to the issuance of a building permit for each phase of building.
 5. No Certificate of Occupancy shall be issued until all of the improvements shown on the Site Plan (Associated with each phase) has installed or a sufficient Performance Guarantee has been posted for improvements including: drainage, grading, paving, and landscaping, Article III.K. David Christensen seconded. No further discussion. Vote 7 – 0 approved Site Plan.

IV. COMMUNICATION

- Lee Jay Feldman - the Planning Board had requested that I contact Lake Arrowhead Community about the rezoning name and I have heard back – as long as the primary uses remain they do not mind a name change for the zone.
- Lee Jay Feldman – You have been provided a definition for the animal standards – this will become the definition.
- Lee Jay Feldman shared with the Board a comment from a community member regarding changing the name of the area around Little Ossipee Lake with the Village Residential Zone.

V. MINUTES OF PREVIOUS MEETINGS

- **April 19, 2017** – Judi Carll made the motion that we accept the minutes of the April 19, 2017 meeting as presented. Ted Doyle seconded. No discussion. Vote 5 – 0 (Abstain Wirth and Christensen) minutes approved.

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 7:31pm. Steve Letellier seconded the motion. No discussion. Vote 7 - 0 in favor. Meeting Adjourned.

VIII. Planning Board signed the approved minutes.

Approved Date: _____

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