

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
May 17, 2017
7:00 p.m.

I. ROLL CALL

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

Absent: Steve Letellier

Others: Blake Masse Renee Masse Tim Neill Lee Jay Feldman David Lowe
Tammy Bellman

Dwayne Prescott called the Planning Board meeting to order at 7:00pm on May 17, 2017.

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

Dwayne moved New Business to the front of the agenda.

II. NEW BUSINESS & PUBLIC HEARINGS

- **Ptarmigan Ridge Estates – SKETCH Plan review** - William (Bill) Thompson will be representing Van Hertel, Jr. Bill gave an overview of the 6-lot subdivision referred to as Ptarmigan Ridge Estates located on Deering Ridge Road in East Waterboro. There will be individual wells and septic systems; the land slopes back from the road so each well will be in front and each septic will be in the rear. Topo detail, culverts and driveway information will be forthcoming. The land was recently logged. The driveways will have great sight distance; septic test pits will be accomplished. The subdivision is only 12.5 acres of the parcel being developed. It is located in the AR Zone (Agricultural-Residential Zone). Currently not in tree growth. Fire Protection will be discussed with the Fire Chief to see what he wants and what the ordinance requires. Dwayne – where do we stand on fire protection? Glenn presented the planning board and applicant with a copy of the ordinance regarding fire protection. Judi – sprinklers? Bill – not a problem. Judi – greenbelt? Bill – sides. Dwayne – culverts? Bill – working with Director of Public Works. Lee – up-date the inset, it is not in Hollis. Lee Jay – remainder of Deering parcel should be lot #7. At the bottom of the survey – no field work? Will it be certified by preliminary? Glenn – requested that the Planning Board require sprinklers as fire ponds went dry last summer and cisterns are not maintained – sprinklers are the way to go. Bill – driveways will be noted; sewerage areas noted on next set; wells – upper gradient. Dwayne – sprinkler systems standard for homes? Glenn – more reasonable fee and better systems. David Christenson - sprinklers get an annual review? Glenn – this would need to be addressed by the Planning Board. David – standards? Follow-up? Dwayne – then it falls on the home owner after the inspection. David – then at the same

point as cisterns and the fire pond – want to go on record to note that sprinkler systems should be reviewed annually. Lee Jay – the next steps would be to set a date for the site walk and public hearing; tests pits flagged and back lots flagged. Dwayne – Site walk June 21, 2017 at 6pm followed by a Public Hearing. Bill Thompson agreed and will get the information to Tammy the first or second week of June.

III. OLD BUSINESS

IV. COMMUNICATION

- The Findings of Fact was provided to the Planning Board.
- Lee Jay – looking at a fall release for the publication of the Planning & Land Use Laws. Working with Margaret Chase Smith Program for an intern to assist.

V. MINUTES OF PREVIOUS MEETINGS

- **May 3, 2017** – Ted Doyle made the motion to accept the minutes of the May 3, 2017 meeting as written. Judi Carll seconded. No discussion. Vote 6 – 0 minutes approved.

VI. MISCELLANEOUS

- Ted Doyle reminded everyone of the Business After Hours at the Massabesic Medical Center.
- Lee Jay reminded the board that they should continue with the Zoning Ordinance work on Article 3 and then take a look at the Zoning Map. David Christenson made the motion to have a workshop on June 7, 2017 for the Zoning Ordinance and map. Ted Doyle seconded. No discussion. Vote 6 – 0 to have a workshop on June 7, 2017.

VII. ADJOURNMENT

- Judy Wirth moved that to adjourn at 7:28pm. Ted Doyle seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

VIII. Planning Board signed the approved minutes.

Approved Date: _____

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