

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
September 20, 2017
6:00 p.m.

I. ROLL CALL

Present: Dwayne Prescott Lee Nelson Judy Wirth Judi Carll Steve Letellier
 David Christensen Ryan Vanasse

Absent:

Others: William Thompson Tim Neill Gary Lamb Lee Jay Feldman
 David Benton Glenn Charette David Lowe Tammy Bellman

Dwayne Prescott called the Planning Board meeting to order at 6:00pm on September 20, 2017.

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

Dwayne moved the Old Business to the front of the agenda.

II. OLD BUSINESS

- **Waterboro Heights Cluster Subdivision** – Establish Sitewalk date and set Public Hearing date for Final Review – Lee Jay came to the podium to give what was needed from the Planning Board this evening: set date for the sitewalk and the date for the public hearing. Judy – Homeowners Association? LJJ – a condition to provide that information at the public hearing and prior to the final approval. Judy – the road through the development? Lee Jay – private road. It is very important that the Home Owners Association be a complete document prior to final approval. Judi – Is Tristan Way being improved to make a through-way to Panoramic Drive? William (Bill) Thompson – planning to bring to town standards to the fire turn around it will be gravel to Tristan Way with culverts and a road 24 feet wide. It will not be paved; year-round serviceable. Judi – town paved to the turn-a-round; Tristan Way second way of egress. Bill – it will be plowed. David – it would be great if summary checklist was provided to the Planning Board. Judi – forested buffer owned by each lot owner and conditioned open space. Bill – will detail this information in the association rules. Dwayne set the Sitewalk for October 4, 2017 at 6pm.
- **Ptarmigan Ridge Estates Subdivision** - Lee Jay – gave an overview – Planning Board needs to find complete – there is a difference between did the application submitted by the applicant meeting the submission checklist vs does it do what we want it to do – does it show what we want. Glenn – there are issues with the plan and I will bring them up now – driveway locations; 911 numbering needs to be on the plan; Hampton Stream – not identified – needs to be located on the plan. Dwayne – Lot 6 has significant wetlands. Glenn – if disturbed they will need special permit from MDEP. The building envelope is small. Lee Jay – it is the lot

owner's responsibility to obtain the permit. Glenn – will need to be disclosed to the purchaser. Lee Jay – part of the conditions of disclosure. Judy – 6 driveways entering on Deering Ridge. Lee Jay – please wait until the Public Hearing to discuss as the information may not be what you want to see. Dave Benton – the highway locations are not yet posted. Bill – posting them next week. Dwayne – please stay in touch with Mr. Benton. David – the application is complete but we have specific issues – still need to determine complete. Dwayne – stormwater management plan? Lee Jay – not development proposed by a developer – Dave Benton's responsibility to determine. Dave – if it a big expense to disturbing then we will wait and see. David – How does the stormwater management plan affect the property owner? Lee Jay – property owner would need a Highway Entrance Permit. David – so downstream will not create issue for upstream. Lee Jay – can condition so that the property owner can grade to the DPW Director's specifications. Judy – Shared curb openings? Lee Jay – Dave Benton's recommendations may be conditioned on the subdivision plans. Glenn – the driveway will need to be noted on the plans. Lee Jay – yes to condition. David Christensen made the motion to make the application complete. Steve Letellier second the motion. No further discussion. Vote 7 – 0 application marked complete. The Site Walk is scheduled to take place on October 4, 2017 after the Waterboro Heights site walk.

- Dwayne Prescott noted that the regular Planning Board meeting on October 4, 2017 will start at 7:30pm due to the Site Walks.
- Dwayne Prescott noted that the Public Hearing for Ptarmigan Ridge Estates will take place on October 18, 2017.

III. MINUTES OF PREVIOUS MEETINGS

- **Minutes of August 2, 2017** - Judi Carll made the motion to accept the minutes of August 2, 2017 as presented. David Christensen seconded the motion. No discussion. Vote 6 – 0 - 1 (Dwayne Prescott abstained)
- **Minutes of August 16, 2017 and September 6, 2017** - David Christensen made the motion to accept the minutes of August 16, 2017 and September 6, 2017 as written. Judy Wirth seconded the motion. No discussion. Vote 7 – 0

IV. NEW BUSINESS & PUBLIC HEARINGS

V. OLD BUSINESS

VI. COMMUNICATION

- **2017 Maine Land Use Law Booklet** – The new 2017 Maine Land Use Law Book was provided to the Planning Board.
- **Applicant's Intent to File – SRCC – David & Jacquie Black** – The Planning Board was provided a copy of the intent to file an application with Saco River Corridor Commission.

VII. MISCELLANEOUS

- Steve Letellier resigned his Planning Board position effective tonight. He is being relocated by his fulltime job.

VIII. ADJOURNMENT

- Judi Carll motion to adjourn at 6:38 pm. Lee Nelson seconded the motion. No discussion. Vote 7 - 0 in favor. Meeting Adjourned.

IX. Items needing signature

- **Minutes of August 2, 2017**
- **Minutes of August 16, 2017**
- **Minutes of September 6, 2017**

Approved Date: _____

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