

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
December 20, 2017
6:30 p.m.

I. ROLL CALL

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

Absent:

Others: Nellie and Jerry Bergeron Jason & Chelsea Dore 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 6:30pm on December 20, 2017.

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

Dwayne asked everyone to sign in.

Dwayne moved the New Business and Public Hearing item to the front of the agenda. Dwayne also stated that this is NOT a public hearing it a conditional use application.

II. NEW BUSINESS & PUBLIC HEARINGS

➤ **Little Ossipee Lake Campground Expansion – Conditional Use**

Lee Jay Feldman came to the podium and provided the following overview:

- This is a conditional use and the Planning board is not required to hold a public hearing;
- The Planning Board can find the packet complete;
- The applicant will do their presentation;
- Table the agenda item to be able to schedule a Public Hearing if the Board so wishes.
- Lee Jay then turned the podium over to the Applicant's Representative Jim Fisher of Northeast Civil Solutions.

Jim Fisher gave the following overview:

- Little Ossipee Cove – reviewed the survey with the existing campground;
- Expand into new acreage with a total of 30 acres;
- Micro watershed – will improve watershed geo tech – engineers have reviewed the plans;
- Now stormwater picks up solid sediment;
- Treat for quality and quantity;
- Showed and explained what was planned with neighbors earlier in the spring;
- David and MaryAnn Bozza will live 6 months at the house;
- Want the process to run smoothly;

- Limited number of sites – 50 being added;
- Internal roads meet at the gated emergency access;
- Main entrance on Route 5/Sokokis Trail;
- “Knox” box installed at emergency gate;
- Fire department provided road templates;
- Pool and small bath house;
- Waivers requested for
 - 1. Bath house within 500’ of pad sites – 7 sites go beyond the 500’ – there is no tent camping;
 - RV vehicles have facilities within them – water, showers, toilets;
 - 2. Solid waste facility must dispose of trash in RV and have dumpsters within 500’ – set-up at emergency exit – have to go by the dumpster to enter or exit for ease to dump site trash;
- Route 5 is posted at 35MPH;
- Required site distance is met;
- Soil and geo tech engineers looked at plumes and found:
 - o Effluent dissipates and absorbed in soil – cannot leave site – MDEP looked at extensively;
 - o Wetland in the middle – get plumes/nitrates dissipated even better than currently done;
 - o Potential problems have been addressed;
 - o Low impact less than 6 months;
- Docks – became different story – have docks and moorings;
- Reviewed docks now 16 slips and 5 moorings = 21; proposing 32 slips and 0 moorings = 32 slips with 2 dedicated slips for public use – an increase of only 11 slips;
- Decrease use of public landing
- Not a marina;
- No fuel being provided on the docks;
- No trash receptacles;
- No food sales on the docks;
- Going forward the docks would not to be expanded any further;
- Cross-walk – currently working with MDOT to stripe – made a conditional approval.

Judi Carll – how do the boats get into the outer right side docks? Jim – 100’ +/- from the other business; this plan is wider between the docks for maneuverability – more than is required.

Judy Wirth – docks coming out on side into the 100’ section – it is a very small cove. Jim – it is further from that side.

David Christenson – whoever gets to the dock in first gets the use of the cove – year after year over dock space? Jim – up to the Town to determine. David – own right – if goes in sooner then a congested area. Jim – up to Town – currently doesn’t go out that far. David – you have to be a resident of the campground to use the docks? Jim – yes.

Judy – how do they know which slip? Jim – lease assigned space for the slip.

David – no wake zone? Jim – buoy for no wake zone.

Lee Jay – any consideration to flip dock lay-out? Moves boat activity to the outside. Jim – provide more width more area – can look at.

Judy – how long ago was the report done? Jim – 18 months. Judy - The report is dated 2010 or 2012. Jim – the engineering was done with in the last 18 months, soil tests – possibly November, 2016, preliminary report – knew it would work.

Judy – traffic control on Route 5? The traffic pattern report does not say much for recent traffic control. Jim – working with MDOT extensively – Dave Bozza is paying to up-grade the lighting system. Judy – can't see well prior to heading south for the cross-walk. Jim – Dave is looking to up-grade this year.

Ryan Vanasse – MDOT is not responsible for clearing and fixing per the traffic report. Jim – MDOT has to have the crossing ADA compliant 5' wide and pads on either side – a conditional of approval.

David – time of usage of the docks and beach area? 1. How late on the water – timeframe? 2. Policing for noise? 3. Because of night usage – activity controls – pedestrian traffic at night? Jim – noise is controllable; property owner can boot off whomever they want – no planned hours – unruly individuals can be dealt with. David – lighting for the crosswalk? David Bozza – 11pm campground quiet hours; can fish with no noise involved; no prior problems with people partying on the boats. David – with a concentration of powered water craft – how will you deal with gas spills? Jim – self police, substantial – call MDEP. Dave B. all boats have fire extinguishers.

Judy – McLucas Road for construction road? Jim – 2-3 months for construction, will not use McLucas Road if town does not want – will use Route 5. Lee Jay – have not dealt with this yet, would need a bond or letter of credit – if culverts compromised – need to make sure repaired and/or replaced. Jim – more common sense to use road with lesser traffic – would like to go to McLucas. Judy – paving? Heavy trucks make a mess. Jim – yes very heavy – will address beforehand – not responsible for the logging truck damage. Glenn – if McLucas Road used then the Director of DPW should have the power to direct the flaggers.

Judi – address nitrates not phosphates – cause algae blooms – is the \$22K to be used at Little Ossipee Lake or go elsewhere? Jim – escrow fund – classified as needy lake – up to MDEP for control purposes. Phosphates can't send into ground – put in to the water to disseminate the phosphates - designed three separate ponds to deal with the phosphates – dissolve within the pond – totally suspended in the water. Ponds cleaned and maintained every 10 – 15 years. David – who follows the pond maintenance? Jim – MDEP. Lee Jay – thinking may need to report it to the Town. David – a condition? Lee Jay – yes. Jim – MDEP can alter timing, reporting or shutdown the pond.

Judy Wirth made the motion to accept the conditional use application as complete. David Christensen seconded the motion. Discussion: Lee Jay – the Planning Board can ask the applicant to allow more than thirty days for the approval or denial. An amendable agreement. David – asked the applicant if they could go until February to approve or deny. Jim – want to keep moving forward – waiver for the 30 day requirement. No further discussion. Vote 6 – 0 complete application.

Ryan Vanasse made a motion to hold a Public Hearing on January 17, 2018 at 6:30pm with a snow date of January 24, 2018. David Christensen seconded the motion. No discussion. Vote 6 - 0 public hearing approved for January 17, 2018.

The Planning Board took a five minute break.

III. MINUTES OF PREVIOUS MEETINGS

- **Minutes of November 15, 2017** – Dwayne Prescott made the motion to accept the minutes of November 15, 2017 as read. David Christensen seconded the motion. No discussion. Vote 4 – 0 – 2 (Nelson, Wirth).
- **Minutes of December 6, 2017** – David Christensen made the motion to accept the minutes of December 6, 2017. Lee Nelson seconded the motion. Vote 4 - 0 - 2 (Wirth, Vanasse).

IV. OLD BUSINESS

- **Discussion/Decision to move draft version of revised Zoning Ordinance forward to the Board of Selectmen** – David Christensen made the motion to move the draft version of the Zoning Ordinance ahead to the Board of Selectmen. Judi Carll seconded the motion. No discussion. Vote 4 – 0 approved to move forward to the Board of Selectmen.

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

- Judi Carll motion to adjourn at 8:15 pm. David Christensen seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of November 15, 2017**
- **Minutes of December 6, 2017**

Approved Date: January 17, 2018

<u>Dwayne Prescott</u>	<u>Judi Carll</u>
<u>Judi Carll</u>	
<u>Lee Nelson</u>	
<u>Wendy Vanasse</u>	