

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

August 2, 2023

6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Diane Gray James Farias Stacie Walker

Absent: Rebekah Higgins Rick Madruga

Others: Dave Lowe Angela Chute LeeJay Feldman Dave Lowe
Steve Blake, BH2M

Lori Anthony called the meeting to order at 6:30 and declared a quorum with members present.

II. MINUTES

- June 7, 2023 – accepted as written
- June 28, 2023 – Check video as marked
- July 5, 2023 – accepted as written

III. PUBLIC HEARINGS

IV. OLD BUSINESS

V. NEW BUSINESS

- **Election of Officer
Chairperson**

Diane Gray nominated Lori Anthony. Lori Anthony accepted the nomination. Stacie Walker seconded the motion.

Vote: 4-0, Lori Anthony elected Chairperson

Vice Chairperson

Diane Gray nominated Rebekah Higgins as Vice Chairperson. Rebekah Higgins accepted the nomination via telephone call. James Farias seconded the motion.

Vote: 4-0, Rebekah Higgins elected Vice Chairperson

- **Waterboro Woodyards LLC – 11 Lot Subdivision Sketch Plan Review**
 - **Steve Blake, BH2M representing the applicant**

Lori Anthony expressed for transparency that she and Steve were former co-workers. Board felt Lori could proceed with the review in an unbiased manner.

Applicant is proposing an 11 lot subdivision located off Chadbourne Ridge Road in North Waterboro. They are currently working on an actual boundary survey. The sketch delineates wetland boundaries and a significant vernal pool identification.

This will be a Cluster Subdivision with density restricted open space. Mike Gilpatrick requesting they check the density called out in the sketch plan. Steve Blake stated the applicant owns approximately 1000 acres and this piece is 100 acres so there's room to make adjustments.

Upon completion the 650' road would be offered to the Town. Lot 11, the driveway will enter off Chadbourne Ridge Road, Lot 10 the entrance could enter on either the subdivision road or Chadbourne Ridge Road, their preference is the subdivision road.

Permit by Rule and Storm Water applications & permits will be obtained. The plan calls for overhead utilities, private subsurface waste systems for each lot, private wells, and each lot will be approximately 40,000 sq. ft. There is a large wetland of special significance and they are not planning on any future expansion here. Army Core of Engineers will also be reviewing for the driveway entrance off Chadbourne Ridge Road. The road entrance is approximately 1000' from the intersection of Chadbourne Ridge, Lords Road, and Bradeen Road.

Lori Anthony asked how much is forested wetlands and Steve stated this is all forested wetlands. She also confirmed all homes will require a sprinkler system and asked if this would be a cul-de-sac or a hammerhead turnaround, also stating she feels the plan is a bit skimpy based on what they have received in the past.

Steve Blake stated there have been no test pits or soils tests performed as of this time.

Lee Jay Feldman stated he has nothing to really add at this time, Steve had previously met with Mike Gilpatrick, Mike Fraser, and himself. Lot 10 the driveway location is still in question. He went on to explain the decision for cluster vs. traditional. Traditional would require longer road, more permitting, and the cluster is all due to lot size.

Stacie Walker questioned the Town taking over the road with Steve explaining the road will be developed to the Town Street Standards. Lee Jay stated there would be a surety bond & 3rd party inspector during construction to confirm the construction of the road.

Lori stated the cluster subdivision sketch plan is complete and the Board all agrees with the cluster sketch. Steve Blake will move forward with the Preliminary Plan.

➤ **FOF Delphi Holdings X LLC.**

First page, Diane Gray was not present but Rick Madruga was, remove Clyde Smith from the approval. Page 3 "retention ponds" to replace "a retention pond"

Diane Gray made a motion to accept the FOF as corrected, seconded by Stacie Walker.

Vote: 4-0, FOF for Delphi Holdings X LLC accepted as corrected

➤ **Bartlette Pines Phase III memo**

Motion by James Farias to add a memo regarding Bartlette Pines Phase III to the agenda for discussion, seconded by Diane Gray.

Vote: 4-0, motion approved

Lee Jay went over the Bartlette Pines Phase III memo and the reason for the joint Planning Board meeting in Lyman on July 19, 2023. Lori Anthony went on to further state that portion had been vacated by family and relinquished our rights as it is all in Lyman.

Motion by Diane Gray to approve the memo and send to Lyman Planning Board, seconded by James Farias.

Vote: 4-0, motion approved, memo to be sent to Lyman Planning Board

VI. COMMUNICATION

Jensen Baird, the law firm that represents the Town of Waterboro holds a Municipal Client Seminar after each legislation session ends to talk about the legislation that was passed. Dinner is provided and Lee Jay encourages all to go.

VII. MISCELLANEOUS

VII. ADJOURNMENT

➤ James Farias made the motion to adjourn. Stacie Walker second the motion. No discussion.

Vote: 4-0, motion passes, meeting adjourned

VIII. ITEMS NEEDING SIGNATURE