

PLANNING BOARD

Town of Waterboro

MEETING MINUTES

APRIL 14, 1999

I ROLL CALL

Doug Foglio Sr., called the meeting to order at 7:40 p.m. noting the attendance of Everett Whitten, Roland Denby, Dwayne Woodsome, Susan Dunlap and Elias Smith as requested by the Planning Board.

II APPOINTMENTS

8:00 Marie Melanson - Map 21 Lot 22 - Conditional Use Permit

Marie presented to the Planning Board a request to convert the previous "Country Clipper" into a "Take-out/Delivery" Italian Sandwich Shop. She does not intend on placing any dining tables, there will simply be a service counter and kitchen area. She plans on serving hot/cold subs and pasta dishes.

The State has already approved the shop as per the existing septic design. The apartment in the rear will no longer be used as rental property, she intends on using that space as storage. There is currently two uses on the property which would require more parking, she is requesting only one use.

Dwayne Woodsome noted that parking in the front of the property cannot be considered due to the State R.O.W.

Dwayne Woodsome made a motion to allow Marie Melanson to operate a "Take-out/Delivery" Shop on Map 21 Lot 22 located on the Goodwins Mill Road under Section 3.04, Subsection 3.04.01 Item 2 with the following restrictions:

1. No parking is to be allowed on State Pavement;
2. A sign is to be placed (at owners expense) against the store noting Pick up & Delivery parking only;
3. 140 sq. ft. of customer space in the front of the building;
4. Eliminate the rental residence in rear and have building as a single use establishment with customer and employee parking on both sides of the building.
5. Upon termination of this use, the building will revert to a residential structure.

Everett Whitten seconds. Motion carries a unanimous vote in favor.

III OLD BUSINESS

Tom Soule, represented by Paul Demers, Map 5 lot 53A Final Approval of East Waterboro Self Storage

Tom Soule is in for Final Approval on the Site Plan presented to the Board for the East Waterboro Self Storage units on Route 202.

The plans presented have been adjusted to the Planning Boards requests of March 10, 1999. The changes are as follows:

- The addition of the elevations at the entrance;
- The location of the utility poles;
- The addition of a notation stating that DEP and Planning Board approval is needed in order to proceed with Phase II and III of the Storage Facility.

Doug noted his concerns with future DEP approvals, he does not feel that the DEP will be part of the peer review in the future. Doug is requesting that Tom Soule and Richard Doughty are made aware that the

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Towns peer review will be required in addition to the DEP's review at the applicants expense.

The question of the type of erosion control which will be present was raised and the capacity of the front detention pond. Paul Demers stated that 4" of loam and seed with 6" of excavation will be brought to the Phase I site, the front detention pond will have the capacity of 19,000 c.f. of water. The 2nd (rear) detention pond is approximately 180' x 130' and approximately 1 - 1 1/2' deep, a capacity of approx. 30,000 c.f.

Dwayne Woodsome made a motion to approve Phase I of III phases of the East Waterboro Self Storage Site Plan Review under Section 3.06.02 item 17 with the following requirements:

1. DEP and Planning Board review of Phases II and III be completed prior to acquiring the Building Permits.
2. All drainage measures and erosion control be completed before an Occupancy Permit is granted by the Code Enforcement Officer.

Everett Whitten seconds. Motion carries a unanimous vote in favor.

Cal Knudson - Subdivision Plan - Map 5 Lot 27.003

Cal Knudson has presented a revised subdivision plan. The original plan noted 6 lots, the current plan is 3 lots located on the Deering Ridge Road.

Doug Foglio stated that he received a call from Fred Faye with concerns of the driveway entrance. Fred stated that there was little to no sight distance to the left of the drive. Cal said he would call Fred and arrange to meet him on the property to discuss his concerns.

Elias Smith noted his concerns of the lack of water access for fire purposes. The nearest fire pond is located on the corner of Townhouse Road and Deering Ridge Road. Elias would like to see some sort of on-site water as in a 5,000 gal water suppression tank for 3 or more lots to access in the event of a fire. Cal stated he'd be interested in helping the town place a fire pond to hold the 5,000 gal of water year round.

Cal was asked if the road would be a Private R.O.W. or requested to be Town maintained road and the type of utility service to be made available for the 3 lots. Cal stated that the road will be maintained by a the Road Association to consist of the lot owners with overhead utility poles.

Roland Denby asked if all three lots were to be sold. Cal stated that his lot would be located on Lot 3 of the subdivision.

Dwayne Woodsome noted that he would like to see a notation on the subdivision plan stating that the lots can not be resubdivided. Cal stated that if the notation is required to approve the subdivision than he will request a future 4th lot with the waiver of the hydro-study. Cal would like the option to place a 4th lot in the future. Dwayne noted that the future development of the 3 lot subdivision as presented will not be allowed with the waiver of the hydro study.

The Board did not wish to approve or waive any request until a site walk was done on the property. The Site Walk is scheduled for Tuesday, April 20, 1999 at 6:00 p.m. Elias Smith and Fred Faye will be invited to be present for the site walk. Cal is to return under "Old Business" at the April 22, 1999 meeting.

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Doug Foglio turned the meeting over to Dwayne at this time due to the conflict of interest of the next appointment.

Doug Foglio Jr. is presenting Suzanne Foglio who is also present for the Preliminary and Final Approval of the subdivision "Justin Way".

The Board Members reviewed the Preliminary and Final checklist needed for the Subdivision review. Upon finding the checklist complete Everett Whitten made a motion to accept the Preliminary Subdivision plan as presented. Roland Denby seconds. Motion carries a unanimous vote in favor.

Everett Whitten made a motion to accept the Final Subdivision plan with the request that a line be added for Suzanne's signature as required by the Registry of Deed. The Planning Board members agreed that they would sign the approved plan at the next meeting. Roland Denby seconds. Motion carries a unanimous vote in favor.

IV MINUTES OF THE PREVIOUS MEETING

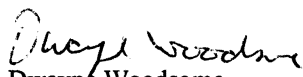
Everett Whitten made a motion to accept the March 25, 1999 meeting minutes as written. Susan Dunlap seconds. Motion carries a unanimous vote in favor.

V CORRESPONDENCE


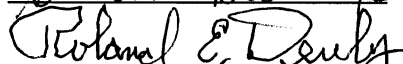
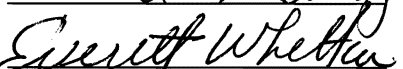

VII ADJOURNMENT

Everett Whitten made a motion to adjourn the meeting at 10:30 p.m. Roland Denby seconds. Motion carries a unanimous vote in favor. Meeting adjourned!

Respectfully submitted;


Dwayne Woodsome
Planning Board
Secretary/Treasurer

ACCEPTED: 4/22/99

DW/lmm