

PLANNING BOARD

Town of Waterboro

**NOVEMBER 22, 1999
SPECIAL MEETING/
WORKSHOP**

Susan Dunlap called the Special Meeting to order at 7:35 p.m. noting the attendance of Dwayne Woodsome, Everett Whitten, Roland Denby, Todd Morey.

Kevin Johnson Sr. Project Manager and Leon Murray, Vice President of Engineering with Architectural Skylight is presenting the Site Plan noting the revisions requested by the board. The addition will hold 3 trailers for curing of the windows. Any outside storage would be for a limited time, the job is set to be complete in March 2,000. Kevin Johnson has presented a letter defining the scope of work to be done and a extension waiver for paving.

Doug entered at 7:45, Sue turned the meeting over to Doug.

When asked if the truck would be staying in the addition Kevin state he did not feel that the truck will be sitting there. The trailers will more than likely be dropped off.

Doug noted that if he voted, he would make a motion to table this request due to the fact that the excavating work has not ceased since their initial appointment on November 10, 1999. Doug also asked where the stumps that were removed from the property were being disposed of, as per the Waterboro Stump Ordinance, the stumps need to be disposed of on site or at the Town Dump, not in another town.

Kevin mentioned that he and his company should not be penalized for going through the only process that he knew which was simply through a building permit as done in the past. They were not at all aware that a site plan would be needed. As far as a Stump Ordinance, they were also not aware of such an ordinance and are not sure where the stumps were taken to. They can found out if needed.

A letter was sent to Architectural Skylight regarding the possibility of needing State Stormwater Drainage approval.

The 2.94 acres of "Structure" noted consists only of the building and paved areas. They did not figure the gravel area in this amount. The gravel area will set them over the 3 acre limit that triggers DEP approval/review.

To date no erosion control or silt fence measures have been taken during the process of the site work that has been done.

November 22, 1999
Special Meeting
Page Two

Again, Kevin and Leon feel that they should not be penalized for the process that has been taken due to their unawareness of the need for Site Plan.

Doug turned the meeting over to Sue due to Architectural Skylights feelings that there is some resentment by Doug at the present time, Doug will also refrain from voting.

Todd noted that they could possibly apply for a temporary 180 day permit with the Town to allow them to construct the building which will also allow them to work on their erosion control and site location with DEP. A final site plan approval will not be granted until all DEP permits have been received.

Doug feel that the board can issue a partial site plan approval with the final approval being granted after a statement of fact or no jurisdiction is received from DEP which would need to be received within 180 days.

Dwayne made a motion to grant a "Temporary conditional site plan" approval to build the proposed building with the following conditions

- p.c.f. 12/8/99*
1. DEP approval of ~~non~~ non-jurisdictional statement shall be received by the Planning Board within 180 days of the date of the temporary permit;
 2. Roof drains shall sheet flow off the gravel surface. Downspouts shall outlet onto a splash pad to prevent erosion;
 3. Drainage from all disturbed areas shall be conveyed to the existing swale via sheetflow over the graded gravel surface. Any underground drainage structures or conduits shall be capped until final approval has been granted by the Planning Board.
 4. All erosion control measures shall be in place within 48 hours and inspected by the Code Enforcement Officer.
 5. No work in the existing drainage swale to the Brook shall be permitted, except erosion control measures, until the Planning Board has issued a final permit.

The following is not to be completed until final approval is granted:

1. No expansion or paving shall be completed on any part of the site including the parking & maneuvering area other what is needed to utilize the building until final approval from the Planning Board has been granted.

The building may be used during the 180 day temporary conditional use period and upon the final approval from the Planning Board.

**November 22, 1999
Special Meeting
Page Three**

Everett seconds. Motion carries a 4-0-1 vote in favor with Doug abstaining.

SAD 57 request to paved. Dwayne made a motion to table the SAD 57 request to pave until written guarantee from DEP is received. Steve is to notify Dana Morton and Mr. Dee of the boards intent. Todd seconds. Motion carries a 4-0-1 vote in favor with Doug abstaining.

Dwayne made a motion to adjourn the special meeting and not continue with the regularly scheduled workshop as planned. Todd seconds. Motion carries a 5-0-0 vote in favor.

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer
Planning Board

ACCEPTED: 12/8/99

Douglas F. Steinhilber
[Signature]
Allen Dunlap

Robert E. Dorby
Everett F. Whitten