

# PLANNING BOARD

## Town of Waterboro

December 8, 1999

Public Hearing/

Regular Meeting

### I ROLL CALL

Doug Foglio Sr., called the meeting to order at 6:30 p.m. noting the attendance of Todd Morey, Dwayne Woodsome, Tim Neil, Roland Denby, Everett Whitten, Walt Stinson and Nancy Gilbert with Sebago Tech, and Mike Yandell with Gorham Savings Bank.

### II APPOINTMENTS

**6:30 Sebago Tech and Gorham Savings Bank** This meeting is strictly informational. Gorham Savings Bank is interested in purchasing the property located on Tax Map25 Lot 6 on Route 5. They would like the information needed in order to present a Site Plan to the Board and their recommendations if any. The property is located between JD Package and Bonnet & Bows and consists of 1.1 acres in the Village district.

Mike informed the Board that if Gorham Savings purchased the property they would be looking at placing a 2,200 to 2,400 sq. ft. building with a 2 bay drive thru. It would have a 16' wide entrance and 2 exits, 1 for thru traffic and a left turn lane and 1 right turn lane.

Nancy stated that a stream borders the rear of the property which meets the DEP definition of a Stream. They have contacted Bill Eaton, the traffic consultant that reviewed Shop 'n Save, to receive his findings and input on the traffic study.

Gorham Saving is requesting the process needed with regard to the traffic, drainage and peak requirements. Does the Board also feel that the public water line be extended to the site or strictly maintain the 2 wells currently on the property.

Doug noted that the Board position would be that with the site development the improvement of the water supply would also be recommended. A hydrant for the site which would also provide a sprinkler system would be useful. The extension of the water line would depend on Shop 'n Save and their possible fee to hook-up to the line. They did pay for the extension to their site.

In a public hearing the major issues that would possibly come forward would be the sight distance, traffic flow and the water supply.

Doug asked if they planned to construct the bank on a full foundation, Mike stated that they planned on an on-grade slab.

Nancy questioned the setbacks to the brook, DEP and the resource protection recommend a 25' minimum.

Doug stated that according to DEP the shoreland zone does not belong to the Town of Waterboro, it is imposed by DEP to the Town.

Nancy questioned that if a DEP ruling was received on the site would the Board accept that as a DEP permit for setbacks? The census of board was yes.

The next step if they decide to go forward will be through Site Plan.

**8:00 Cal Knudsen - Stone Gate Subdivision** Cal has presented a sketch plan for a 3 lot subdivision on the Deering Ridge Road. The lot sizes consist of 2.26, 2.06 and 16.36 acres.

Dwayne asked if a notation stating that the lots are never to be redivided will be on the plan? Cal said no, that with the 3<sup>rd</sup> lot being 16.36 acres he would like to reserve the right to further divide the property at a later date. His main concern at this time is to develop the first two lots. Doug noted to Tim that in the past they have previously waived a hydrogeological study for a 3 lot subdivision. He also presented the history of this property stating that this parcel is part of a previous 3 lot subdivision that did not undergo a hydrogeological survey.

Cal feels that a hydro study is not needed due to the topography and consistency of the land. Cal also states that the odds are that he will not further subdivide the land any further, however he does not wish to put it in writing so that it would prevent him from dividing it in the future.

The right-of-way is presented as 500' and will remain a private road.

Doug noted that he would like to see the right-of-way width at 75' and the hammerhead 75' wide and long instead of 50' as presented.

Dwayne noted that any further extension of this right-of-way will require him to bring the road up to Town Road Standards.

Dwayne made a motion that we accept the sketch plan. The 75' hammerhead is to be discussed at the next meeting. Everett seconds. Motion carries a 6-0-0 vote in favor.

**8:45 Greg Jones - Map 43 Lot 944** Greg Jones is present for a front-yard setback reduction on his property located on Ridgeway Circle. Approval from Saco River Corridor has been received.

After reviewing the plan presented Dwayne made a motion to grant a 37' front yard setback to Ridgeway Circle. A building setback survey is to be done with the foundation being laid out by the surveyor. A copy of the survey is to be forwarded to the Code Office for the records. Everett seconds. Motion carries a 6-0-0 vote in favor.

### **III MINUTES OF PREVIOUS MEETINGS**

Dwayne made a motion to approve the minutes of October 28, 1999 as written. Everett seconds. Motion carries a 5-0-1 approving vote with Tim abstaining.

Dwayne made a motion to approve the minutes of November 10, 1999 as written. Roland seconds. Motion carries a 4-0-2 approving vote with Tim and Sue abstaining.

Everett made a motion to approved the minutes of November 22, 1999 as corrected. Todd seconds. Motion carries a 5-0-1 approving vote with Tim abstaining.

Due to the misplaced minutes, the following meeting minutes will be voted as Duplicate Originals.

Dwayne made a motion to re-approve the September 8, 1999 minutes as presented. Todd seconds. Motion carries a 3-0-3 approving vote with Tim, Everett and Roland abstaining due to their absences at the meeting.

Roland made a motion to re-approve the August 11, 1999 minutes as presented. Todd seconds. Motion carries a 4-0-2 approving vote with Tim and Everett abstaining due to their absences at the meeting.

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Todd made a motion to re-approve the August 25, 1999 minutes as presented. Roland seconds. Motion carries a 4-0-2 approving vote with Tim and Everett abstaining due to their absences at the meeting.

**IV NEW BUSINESS**

Doug turned the meeting over to Sue for review of the following request due to his involvement with Kasprzak, Inc.

The request from the Selectmen was reviewed regarding the Townhouse Woods II property offered by Kasprzak, Inc. Dwayne made a motion that the Board recommends to the Selectmen that the land offered by Kasprzak is placed on the town floor for town vote in March. Everett seconds. Motion carries a 5-0-1 with Doug abstaining.

**V REPORT OF OFFICERS**

Dwayne reviewed the appropriation report as presented.

**VI OLD BUSINESS**

**Joe Calvo - Map 2 Lot 6E** upon completion of the Public Hearing, Todd made a motion to allow Joe Calvo operate a single saw sawmill on his property with the following conditions:

- The building is to be locked when not in use;
- Minimum of a 100' natural uncut buffer around the property line is kept;
- All sawdust is disposed properly per State Sawdust Ordinance;
- Any further expansion beyond a single saw sawmill will require Planning Board Approval.

Everett seconds. Motion carries a 6-0-0 vote in favor.

**Roy and Charlene Michaud - Map 36 Lot 21** Roy Michaud has relocated the proposed garage so that a 35' setback from the right-of-way is needed. Everett made a motion to approved the new proposed location of the garage, dated 12/8/99, granting Roy a front yard setback of 35' to the right-of-way, 36'4" and 40' setbacks from the side are shown. Todd seconds. Motion carries a 5-0-1 approving vote with Sue abstaining.

**VII COMMUNICATION**

The following communications were reviewed:

- Letter from the State Planning Office
- Memo from Patti Berry with attachment
- Letter from Ken Cole to Steve Foglio
- Letter from Ken Cole to Planning Board re: Collin Setback
- Copy of letter to Dearborn Bros. from Patti Berry
- Memo from DEP re: proposed amendments to the Shoreland Zoning Ordinance
- Memo from Patti re: Taping of meetings.

**VIII MISCELLANEOUS**

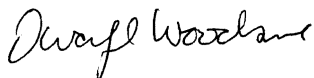
Dwayne made a motion to book the January 12 and January 27 meeting as full in order to complete the ordinance review in hopes to schedule the Public Hearings with sufficient time for review before the Town Meeting. Everett seconds. Motion carries 6-0-0 vote in favor.

Doug stated that on Wednesday, December 8, 1999 he delivered the Gravel Ordinance disk to Ken Cole. Ken is to format what we have put together to date and offer any recommendations as he sees fit.

**IX ADJOURNMENT**

Dwayne made a motion to adjourn the meeting at 10:30 p.m. Roland seconds. Motion carries a 6-0-0 vote in favor.

Respectfully submitted,



Dwayne Woodsome  
Secretary/Treasurer  
Planning Board

DW/lmm

ACCEPTED:

12/23/99  
Robenal E. Donly  
Everett Whittle  
Jim Davis

Dwayne Woodsome  
[Signature]  
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