

Town of Waterboro

Planning Board Meeting Minutes September 11, 2002

I. ROLL CALL

Susan Dunlap calls the meeting to order at 7:35 p.m. noting attendance of Kurt Clason, Tim Neill, Everett Whitten, Roland Denby and Dwayne Woodsome enters at 8:30 p.m. Susan welcomes Roland Denby back from recuperating from his operation.

II. APPOINTMENTS

~~David Dunn and Rich Wasina~~ with revised sketch plan for ~~Birchwood Subdivision~~ on map 11 lot 17 off Webber Road. Rich Wasina presents the revised plan that shows one internal road giving access to all but one lot. Lot 10 has already been split, sold and built on but is included in the plan because it was split less than 5 years ago.

Kurt Clason asked if the first two lots would be required to use the internal road for access to Webber Road?

The Board agrees that they support this plan over the previous one.

Roland asked about section 5.04 which states that driveways have to be set back at least 50' from a public road. David Dunn states he does not have a problem with that and adds that he intends to do this project in two phases and constructing the road accordingly.

Rich asked if they could have a temporary turn around at the end of the road until the road construction is built beyond the houses that are developed? The board doesn't see a problem with that. The board informs Rich that he should check with the fire department regarding fire protection. That they had discussed the fact that there are ponds close by for water but the fire department is the final authority on that.

Roland reminded David Dunn that he would have to check with the 911 coordinator regarding the name of the road.

The checklist for sketch plan was reviewed. Everything was determined to be acceptable. Everett Whitten made the motion to accept the revised sketch plan for Birchwood Subdivision off Webber Road. Roland Denby seconds the motion. Motion carries with a unanimous vote in favor.

8:30 p.m. Joe Vitko with a request to amend a conditional use permit after the fact on map 38 lot 30. Joe explains that the setbacks granted by the board were reversed by accident. It is four feet closer on one side and four feet further away on the other side. Mr. Vitko owns the adjacent lot to the left and there is a house on the lot to the right. Sue asks if Mr. Vitko could potentially sell either lot in the future. Mr. Vitko answered yes. Sue states the board cannot allow a structure to be closer than 10 feet to the property line. On one side the foundation right now is at 11 feet. It was suggested that the applicant have a survey done placing the foundation on the lot and showing distances to the property lines. This survey should show the proposed structure and how far the closest points of the structure would be to the property lines.

Tim Neill made the motion to require the applicant to have the property surveyed placing the foundation and the proposed structure and revise the application accordingly. Kurt Clason seconds the motion. Motion carries with a unanimous vote in favor.

~~9:00 p.m.~~ Mitchell Razor with MRLD to present his analyses on real estate and demographics of Southern Maine as developed by David Verselle. Susan Dunlap introduces Kate Albert from Southern Maine Regional Planning who will be working with the board throughout all phases of this application. Mitchell explains that this is a long-term plan for the Chadbourne Ridge area of the 2,000 acre parcel with frontage on Little Ossipee River. They are here to talk about the General Concept Master plan analysis. They are still at the information gathering stage. They will want to hold planning workshops along the way. They have completed the economic and demographic analysis which is what they will go over with the board at this meeting. They have used as part of their research: 1. What can the market bear over the next 15 year period, 2? What can the ecology bear over that time frame and 3? What does the town of Waterboro need over that time frame?

They are working on putting 2 foot contour lines on the survey for the entire parcel. They are working on the soils studies and habitats studies for the entire site.

David Verselle reviews the analysis studies. He explains the reasons for the demand in housing and growth in Waterboro as a job growth in the Portland and Southern Maine Regions; the rising coastal housing costs are driving people inland; and the age profile for Waterboro is much younger than area towns = Waterboro is attracting younger families. The median age for Waterboro is 33 years with the median age in Lake Arrowhead being 30 years old. This is much less than surrounding towns. There are 39 service centers in the state of Maine. It is becoming more of a priority to preserve rural areas.

Growth management in the area is reviewed. Alfred has adopted a management plan and Waterboro very recently has adopted one. The demand does not go away. The road system in Waterboro and nearby towns is as it will be. There is a limited road network. There will not be a new interstate. The housing demand has grown in Waterboro over the last 10 years. Looking ahead if you extend the percentage of past growth between 2,000 and 1,500 new houses will be built before the year 2015. The projections of the Maine State Planning office showed 700 new houses over the next 10 years.

The population has been divided into 5 different income groups. There is a potential in the development of this property for a village center with 30% if the housing coming from high income households.

Carthage Lumber has submitted a sketch plan for a 14 lot subdivision with 5-7 acres in each lot to draw the higher income buyer. After these test lots have been sold out, they will be much more aggressive in developing the property.

The impact of Lake Arrowhead on housing in the entire state of Maine has been 25 % of the growth over the last five years. The town has capped the number of units that can be developed. Eventually they will run out of lots. The demand does not go away. This Chadbourne Ridge development can support 250-333 housing units by 2015.

The plan is to develop 700-1,000 acres and leave up to 1,000 acres of open space with a large portion of that being donated to the town of Waterboro.

David Verselle hands out a report called EPA New England 2001. This report reviews the TDR program. (Transferable Development Rights) This program was developed in towns and cities experiencing growth and capping growth, to give relief from a towns building permit limit to those who donate land. For every certain amount of acres donated to preserved land a building permit can be issued. The developers offer

this as a tool to the Planning board for possible consideration for future ordinance amendments to growth management.

Mitchell Rasor states that he and the developer wish to maintain a good relationship with the town. The town has leverage for future development to preserve some open space can use a project of this magnitude. The hope is that as this process proceeds that the town makes progress as well. The town made the first step in adopting the growth management ordinance to manage growth in a healthy way. The next step is to develop a plan that will mesh with the comprehensive plan and growth management strategies.

David Verselle states that developing a neighborhood commercial development program for an area that already has 2,000 homes and talk of adding up to 700 more. A small commercial development in the area less than the area of Hannaford to support the homes within the development is being worked on.

Sue asks what the purpose of tonight's meeting is. Mitchell states that the purpose of this meeting is to keep the board informed of where the project is.

Sue asked if they have done any traffic studies? Mitchell replies they have started to. Sue states that she cannot fathom that many more houses and that many more cars on our roads. Mitchell states that the laws allow them to develop this property and he is interested in working with the town to do this well. The town can't stop them.

Sue asks what the next step is.

Mitchell states they will keep doing their research and reporting back to the board as they go along.

Everett Whitten asks about road system concerns regarding the traffic on Route 5 and Webber Road. David Verselle replies that this is a major reason why they are proposing to have a village services center to limit the trips out of the development. The commute to work is only 1/3 of the trips in a neighborhood; the other two are to the stores or taking children to games and such.

Roland asks what are they doing about open space? David V. answers that what is dedicated to the town will be done so as never to be developed.

Roland asks what is the plan for wildlife in the area? Mitchell replies that they are doing those types of studies now. They are hoping to provide different sized areas of land for development with some large blocks where hunting could still be allowed. Roland states that the town wants to keep the rural attraction.

Sue states that the planning board will be contacting Gary Lamb from Maine inland fisheries and wildlife for assistance regarding what size lands are needed to support wildlife habitats.

Dwayne Woodsome asks if they are planning on public water and sewer? David Verselle states that they are in discussions regarding being a test site for onsite water and sewer for a development being privately owned and funded through association dues, not through the PUC.

Mitchell Rasor states that there is grant moneys available for different projects so as not to impact the town as much and they intend to apply for those types of grants.

Sue asks how soon do they think they will be back before the board? Mitchell Rasor states that he should have some more site specific information in about a month or so.

Tim Neill states that they should check in with the comprehensive plan committee for a long term solution.

Mitchell Rasor states that they are developing a project website that should be up and running soon.

Sue asks about the preliminary plan for the 14 lot subdivision they have received sketch plan approval for? Mitchell states that they have done the title research the board asked for and there are no title encumbrances. They are looking at the site distances on the driveways. They are doing wetlands and soil testing on the site. They are looking to come back within a month.

Kate Albert states that they may want to consider one access road into the 14 lots off New Dam Road stating the board's desire is the less curb cuts the better.

III. MINUTES OF PREVIOUS MEETINGS

The minutes for August 22 were not reviewed or approved at this meeting.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

~~Roy~~ **Michaud** was present with an amended application for 30% expansion in the shoreland zone on his property at lot map ~~38~~ lot 21. The application has been amended due to conversations and reviews from Alex Wong at DEP. Alex confirmed that the deck over the boathouse was ok to do. Alex confirmed the existing square feet and volume of the boathouse could not be included as it is a separate building. Alex also confirmed that the square feet of the new decks must be added into the proposed 30% expansion. After reviewing the prepared findings of fact, Kurt Clason made the motion to approve the amended application of Roy Michaud for the 30% expansion with the following conditions:

- Using 2389.75 of the total 30% (2488) allowed in square feet
- Using 4077 of the total 30% (4147) allowed in volume
- All erosion control measures taken prior to construction and throughout completion.

Tim Neill seconds the motion. Motion carries with a unanimous vote in favor.

Discussed the application of ~~Jeffrey Morril~~ for conditional use / setback reduction on map ~~47~~ lot 55. Reviewed attorney letter stating that section 2.08 of the zoning ordinance gives the board authority to rule on this application and a previous ruling from another board does not affect that authority. The board set a date for a site walk of September 20 at 5 p.m. at the site. The applicant will be informed of this and asked to attend.

VII. MISCELLANEOUS.

~~Mark~~ **Brad Elliott** is present and wishes to address the board regarding a previous conditional use granted to him to operate a used car sales business on his property at Old Alfred Road. It is a condition of the state license that he is able and equipped to fix stickerable items for a period of up to 30 days after a sale. His conditional use states "no vehicle repair or maintenance". ~~Brad~~ is asking for an exception to that. Sue reviews section 7.06.03 wellhead protection zone. Vehicle repair is prohibited in the wellhead protection zone and this property is within that zone. The board does not have authority to allow it.

mark

The board discussed a joint meeting with the Comprehensive plan committee to hear a presentation from Gary Lamb from Inland Fisheries and Wildlife regarding the affects of development on wildlife habitat. A meeting is set for October 7 at 7 p.m. Dwayne Woodsome made the motion for the planning board to provide refreshments for the meeting. Tim Neill seconds. Motion carries with a unanimous vote in favor.

VIII. NEW BUSINESS

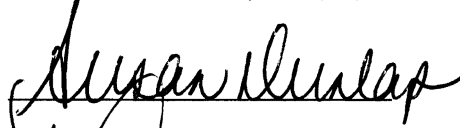

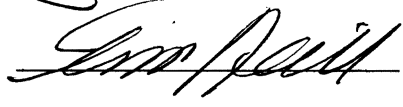
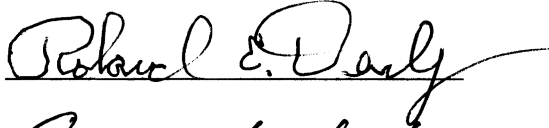
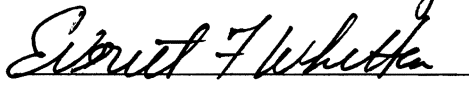
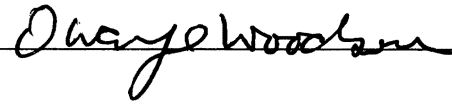
Sue discussed a proposal to require applicants do something different in applying for 30% expansions in the shoreland zone. The board requires the applicant to have an engineer do the calculations but the engineers are working for the applicant and trying to figure so that the applicant can get as much expansion as they can. This is not working as the board had hoped because we are still trying to do the calculating to make sure the figures are correct. Dwayne Woodsome suggests that if we have questions on the calculations provided the board requires a peer review.

Sue also proposes that a zoning change be added to what the board brings to town meeting this year that an applicant for a conditional use permit be required to notify the abutters of their application or initial meeting. This will be added to the list of items to work on for town meeting.

X. ADJOURNMENT

Tim Neill made a motion to adjourn the meeting at 10:15 p.m. Kurt Clason seconds the motion. Motion carries with a unanimous vote in favor.

Approved Date: 9/26/02

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