

TOWN OF WATERBORO PLANNING BOARD MEETING MINUTES

March 17, 2004

7:30 p.m.

I. ROLL CALL

Chairman Susan Dunlap called the meeting to order at 7:30 p.m. Attendance from the board is as follows: Kurt Clason, Teresa Lowell, Roland Denby, Everett Whitten and Jonathan Raymond. Denise Everest is absent.

II. APPOINTMENTS

Bruce Lewis Ledgewood Subdivision review on Map 2 Lot 9. Bruce Lewis explains that the outstanding issue of the sidewalk design has been addressed by Deluca Hoffman and the new design is reflected on the plan. Bruce does not have anything in writing from Todd Morey at Deluca Hoffman regarding this but will get a copy for the planning board file

Sue inquires about a performance bond. Bruce submitted the following proposal for performance guarantee on February 13, 2004:

The required improvements include road construction with associated stormwater management measures, underground utilities and two fire tanks.

- Except or sale of the entire project, no lot(s) shall be sold until the subbase of gravel is in place and level spreaders and associated drainage measures are in place as well as underground utility lines that are to be run under the roadway.
- No Occupancy permits shall be issued until the binder course of pavement is completed on both the roadway and the sidewalk and at least one fire tank is installed. The second fire tank must be installed before the tenth occupancy permit may be issued.
- The finish course of pavement must be completed before occupancy permits are issued for the 13th and 14th lots or an escrow account must be established at 110% of the estimated cost of completing the final course.

Teresa mentions that #24 on the plan only mentions one cistern. It is determined that this is an error and Mr. Lewis agrees to have that changed on the plan. The placement of the driveway for lot #1 is discussed. The board agrees that they would like to see the driveway placed at least 100 feet up into the subdivision away from Goodwins Mills Road. The board also agrees that they would like to see the location of the mail boxes at least 100 feet up into the subdivision and away from Goodwins Mills Road. Bruce will speak to the post office regarding this. The stop sign at the end of the subdivision also needs to be shown in the plan. The board would like to have the performance guarantee on the final plan in case the subdivision is ever sold.

Sue asks Bruce if he ever received anything in writing from SAD 57 regarding site distance and the best possible spot for a bus stop. Bruce tells the board that he has not spoken to anyone from SAD 57 regarding this yet but will. The board would like to know the school transportations recommendations regarding stopping on Goodwins Mills Road, site distance and if a pull off area is required. Mr. Lewis will get these recommendations from SAD 57 and forward them to the board.

Teresa refers to #2 of the performance guarantee in regards to the location of the first cistern to

be installed. Teresa feels that the first cistern to be installed should be the one at the top of the hill as this would offer the best fire protection. Bruce is directed to get an opinion in writing from the fire chief as to his recommendation.

The board reviews the final checklist at this time. The only outstanding issues from the checklist are as follows: A copy of the road entrance permit and a copy of the stormwater permit needs to be provided.

Bruce refers to the stormwater waivers approved by Deluca Hoffman and asks if they should be listed on the plan. Sue asks what kind of waivers Bruce is referring too. Bruce is referring to waivers involving septic locations. The plan shows exclusion zones as opposed to specifying locations for well/septic.

The board discusses Deluca Hoffmans suggestion to restrict houses in this development based on studies done in 1990. It is determined that this restriction, with the exception that any more than 4 bedrooms would trigger a need for a groundwater impact study needs to be on the plan

Sue refers to waiver requests made by Sweet Associates as follows:

A.2. Groundwater levels and flow rates through the site and aquifer, if one is determined to exist, should be determined. Deluca Hoffman concurs with this waiver request.

A5. A calculation of average nitrate-nitrogen levels on-site after development and calculation of nitrate-nitrogen levels at the down gradient property line(s). These calculations should be done under normal rainfall and drought conditions. Deluca Hoffman concurs with this waiver request

Kurt motions to approve the above referenced waiver requests and that a note needs to be placed on the plan stating that houses in the development must be limited to 4 bedrooms with the exception that a request for a home with more than 4 bedrooms would be subject to the normal review process. Everett seconds and the motion carries with a unanimous vote in favor. It is noted for the record that the newest planning board member, Jonathan Raymond had reviewed the information pertaining to this subdivision.

The board discusses a note on the checklist regarding the schedule of construction. The board decides a written statement regarding the developers schedule of construction is sufficient.

The following items are outstanding:

- Stormwater review pending.
- Letter from SAD #57 regarding the school bus turnaround and site distance requirements.
- Letter from the Fire chief stating his preference for location for first installed cistern in relation to the performance guarantee.
- Note 24 on plan regarding the cistern locations needs to be fixed.
- Letter from the postmaster regarding locating mailboxes at least 100 feet into the subdivision.
- Performance proposal needs to be noted on the plan (with a change to #2 if needed)
- Copy of the entrance permit.
- Location of stop signs and street sign need to be located on plan.
- Note on the plan stating that bedrooms need to be limited to 4 bedrooms or a groundwater impact study will have to be done.
- Letter submitted regarding schedule of construction.

III. MINUTES OF PREVIOUS MEETING

March 3, 2004 - Teresa motioned to accept minutes. Kurt seconded and the motion carried with a unanimous vote in favor.

IV. REPORT OF OFFICERS

Sue Dunlap shares with the board and the public that she has recently attended a SAD 57 school board meeting. The SAD 57 building committee was present at this meeting and stated that they have two proposed plans they are considering sending to the planning board. When asked her opinion Sue discussed the planning board's process and suggested sending the plans as soon as possible. The building committee had wanted the school board to decide which plan to send to the planning board. Sue states that she informed them that it would ultimately be the planning boards decision. The school board agrees and will be submitting the proposed plans soon.

The Board reviews the status of outstanding subdivisions under review. Developers have not been held to the timeframes required as put forth in the subdivision ordinance. The planning board secretary will send a letter to the developers of these outstanding subdivisions regarding their intentions.

V. OLD BUSINESS

Discuss correspondence from Genest Concrete regarding re-opening gravel pit on Map 13 Lot 59-1. The attorney for Genest concrete has requested to have this discussion tabled until the May 5th meeting so she may be present.

Discuss and review proposal/recommendation from Patti McIntyre regarding changing zoning in GP-Shoreland zone. The board reviewed the proposal from Patti. Sue questions the proposed 75 foot setback from the water and states that the requirement for residences is 100 feet. Sue feels that a commercial use will have more impact in this area and therefore should be held to the 100 foot setback.

Teresa suggests reviewing the proposed land use chart to include the stricter requirements. Teresa would also like to include footnotes as in the state shoreland ordinance of chapter 1000 and to add more definitions to our ordinance.

Patti informs the board that she has done a sitewalk with DEP and they have stated that they have no issue with this change in this area. DEP has requested the 75 foot setback from the water as opposed to the State's setback requirement of 25 feet.. The board discusses the water setback and agrees they would like to see a 100 foot water setback. Kurt motions to approve the proposal to send to the Selectmen with the only change being a 100 foot setback from the water as opposed to the 75 foot setback. Jonathan seconds and the motion carries with a unanimous vote in favor.

VI. COMMUNICATION

The board reviews a letter from Don Boilard regarding his concerns as an abutter of the lot for the new proposed middle school. The board feels that Mr. Boilard's concerns are being addressed by the school board and will continue to be addressed throughout the planning process.

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt made the motion to adjourn at 9:30 p.m. Everett seconded and the motion passed with a

unanimous vote in favor.