

**TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES**

June 2, 2004

7:30 p.m.

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

II. APPOINTMENTS

SAD 57 Informational Meeting - New Middle School proposed on Map 7 Lot 61E

Tom Greer, Dana Morton, the Building Committee and various others involved in the planning of the proposed Middle School are present at tonight's meeting. Sue Dunlap reminded everyone present tonight that the Board would not be able to vote on any issues tonight as there is no application that has been filed with Planning Board. Sue urges SAD 57 to submit an application as soon as possible.

Tom Greer reviews the various site plans and explains the location. Mr. Greer states that the traffic issues would be dictated by school needs and DOT requirements. Mr. Greer states that according to the site evaluators, the 3rd sketch plan presented is the best location on the lot for the septic system.

SAD 57 is planning on bringing public water to the site and is planning on bringing the line up Sokokis Trail. There will be 2 hydrants located on site. Mr. Greer would like to state for the record that this location was a hazardous waste site, but that all indications from DEP show the site as being clean now.

Sue Dunlap asks Dana Morton if he will be the clerk of the works for this job. Dana Morton states that he will not. Mr. Greer says that there will be 2 representatives involved.

Diane, who has been working with DOT for the traffic movement permit, and has been involved with the traffic analysis states that there will be more traffic to the school in the A.M. hours. They predict having 424 one-way trips in and out of the school per day. This will require a traffic movement permit. They have met with DOT on 2 occasions and they will be studying the triangle area between Old Alfred Road and Sokokis Trail. There will probably be a need for turn lanes in various locations.

Sue asks Diane what is the estimated percentage of people that will access the school by way of Sokokis Trail and Old Alfred Road. Diane states that it will probably be an even split, with approximately half using Sokokis Trail and half using Old Alfred Road. Sue

states that DOT is currently doing a project on the intersection just up the street from the school location and inquires if this is scheduled for completion soon. Diane states that she believes it is. Teresa asks if the intersection of Old Alfred Road and 202 is being considered for a traffic study. Diane states that it is not at this time because that intersection has a new passing lane and the occurrence of accidents has been greatly reduced.

Roland states that in the past there have been drainage problems in a subdivision off Old Alfred Road and inquires if the engineers will be looking at culvert sizes. Tom Gree states that the drainage from the site is very good but they will be looking at the culverts Sue states that she has heard that people in that area are concerned about flooding and says that the engineers are addressing this and will be responsible for assuring there will be no flood problems. Mr. Greer states that they are working with DEP and assures there will be no impact from runoff from the site.

Sue inquires about what appears to be a road with a dotted line going to Hemlock Ave. shown on the plan that has an entrance/exit onto Sokokis Trail. Mr. Greer states that this is a path only.

Sue tells Mr. Greer that they have done an excellent job in incorporating everyone's concerns. Sue states that she likes the idea of having 2 plans and would like to see public input. Mr. Greer states that it isn't financially possible to do 2 complete sets of plans

Teresa points out to Mr. Greer that as a member of the site selection committee the State Planning Office would like to see students walking to school using sidewalks and asks Mr. Greer about this. Mr. Greer says that it is a tough section to place sidewalks. The area is very flat and there is no drainage in place to support them.

Kurt states that he prefers the plan that has the majority of traffic going to Sokokis Trail. Teresa and Jonathan agree that they prefer this one as well.

Sue asks Mr. Greer when they expect to have an application and final plan to present to the planning board. Mr. Greer states that they hope to by the end of the month.

Kurt is concerned that the plan showing 2 entrances may become a shortcut for people going between Sokokis Trail and Old Alfred Road. Mr. Greer states that with the significant curve in the road and the stop sign he feels that will provide adequate traffic control and discourage people from using it as a short cut.

Scott Collard for Henry Holmes - Sketch plan submittal for Map 13 Lot 51. Mr. Collard is from Land Use Consultants and is representing Henry Holmes who is also present. Mr. Collard explains that this lot consists of 33 acres, approximately 5 of which will be broken off leaving 28 acres for this proposed elderly housing project. This property is located in the AR zone. This would be a subsidized elderly housing

development. The proposed building is 2 stories with each living unit having between 750 and 950 square feet of living space each. Mr. Collard states that there will be study given to future development for breaking off a residential lot on the northeastern end of the site in the future.

Roland asks what the future plans are for the 2 lots that are being split off. Henry Holmes states that Lot A has been sold to a church and Lot B will be strictly residential.

Sue asks the applicant if he will retain ownership of the housing unit. Henry Holmes states that he will retain ownership and will be managing all Federal Fair Housing requirements. The remainder of the open land will be held by the applicant's corporation.

The board reviews the ordinance as it relates to conditional uses; specifically as it applies to over 4 unit developments. Sue reads the definition of a Planned Unit Development and states that a P.U.D. has a 150 foot front setback requirement.

At this time the board reviews the checklist. The following items are outstanding

- Subdivision application
- Name of subdivision
- Deed of proof of ownership
- Natural features

Sue would like to clarify whether or not this should be considered a PUD with the code enforcement officer and if it is subject to approval as a conditional use with site plan approval and will discuss this issue with the CEO.

Scott Collard for Henry Holmes - Sketch plan submittal for Map 13 Lot 56 Scott Collard explains that this is a 24 acre lot that runs back to the Little Ossipee outflow. The lot has 850 feet of road frontage on Sokokis Trail. Mr. Collard explains that there will be a 5 acre parcel withheld for the existing farmhouse on the property and two 80,000 square foot single family parcels. The remaining land will be developed for a cluster development consisting of 3 duplex housing units with frontage and access off an existing 50 foot right of way.

The applicant explains that this property also falls under the jurisdiction of the Saco River Corridor Commission and this project will require their review and permitting as well.

Henry Holmes would like to extend a 50 foot right of way to the water for service to the subdivision residents. An abutter that is present Scott Shaw addresses the board and expresses his concern that his deeded right of way and parking area not be infringed upon. Scott Shaw would like his 50' right of way shown on the final plan. John Barth, also an abutter, is present and provides the board with deeds showing creation of the right of way and parking area. Sue agrees that this right of way should be shown on the plan.

Teresa reads from the road ordinance and points out that according to the road ordinance it states that all subdivisions have a 60 foot right of way

Kurt asks the applicant why lots 1 and 2 can't be split east to west with access on a right of way. Kurt feels this would limit access off Sokokis Trail. Henry Holmes questions whether this would be feasible and agrees that this would only change the building envelope and agrees to look at this option.

Sue Dunlap feels that this proposed development has the same issues as the proposed development across the street and referenced above. Sue would like to clarify whether or not this should be considered a PUD with the code enforcement officer and if it is subject to approval as a conditional use with site plan approval.

Everett Whitten for final subdivision approval for Village Pines on Map 5 Lot 9

Everett Whitten excuses himself from the board to present final plans for his proposed subdivision, Village Pines. It is noted that this subdivision was previously granted a conditional approval on January 21, 2004 with the following conditions:

- road width needs to be changed on final plan to 22 feet wide with 2 feet on either side
- road specifications need to be corrected and referenced on the plan
- road must be built according to road specifications as certified by a 3rd party engineer
- top coat must be finished as approved by a 3rd party engineer prior to last 2 occupancy permits being issued.
- no building permits may be issued until the road is constructed to the base tar

The board reviews the above mentioned outstanding items and determines that all outstanding items have been addressed. The board agrees that they will sign the final plan tonight.

III. MINUTES OF PREVIOUS MEETING

May 19, 2004 - Tabled until next meeting

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt made the motion to adjourn at 10:25p.m. Everett seconded and the motion passed with a unanimous vote in favor.