

**TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES**

August 4, 2004

7:30p.m.

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

Kurt Clason introduces the newest member of the Planning Board, Tim Nelson. Tim has been appointed by the selectmen and will be filling the vacancy left by Denise Everest

II. APPOINTMENTS

Bruce Lewis and David Dunn for Birchwoods Subdivision review on Map 11 Lot 17

This is a 10 lot subdivision located off the Webber Road. The board reviews the checklist and peer review. The applicant is questioned on note #2 of the stormwater evaluation section of the peer review report. It states that the majority of runoff from HSG A soils typically occurs during the winter and spring months when the ground is still frozen and rainfall cannot be infiltrated in the frozen soils. Deluca Hoffman recommends the computations be revised to include wet saturated ground conditions to more accurately determine if the sizing of the natural depression area on lots 17-6 and 17-7 is adequate. The applicant states that they will be enlarging the swale on lot 17-6. The applicant also states that on lot 17-2 there will be a grass swale put in

The applicant supplies the planning board with a copy of the road maintenance agreement.

The board reviews the checklist. Teresa questions the number of dry hydrants shown on the plan. The requirement is one hydrant for every 5 houses. This subdivision will have 10 lots on an internal road with one lot being accessed from Webber Road. Frank Birkemose, the Fire Chief has previously approved the 1 dry hydrant shown on the plan.

Peer review states that having a 5 foot sidewalk adjacent to the road should not be considered an acceptable. Deluca Hoffman recommends requiring either a raised sidewalk separated from the roadway by curbing, a 5 foot wide grassed esplanade between the roadway and the sidewalk, or a combination of both.

Bruce Lewis feels that due to the flat nature of the lot drainage would be a problem if they were to put in raised separated sidewalks. The applicant is directed to get a recommendation from the Road Review Committee.

The applicants have requested a waiver from Section 6.2.1.21 requiring an endorsement from the York County Soil and Water Conservation District. Deluca Hoffman does not support this waiver request due to the fact that the project site is located within a watershed that has been designated as a "lake watershed most at risk from development"

The applicant states that they have sent applied to YCSWCD for approval and withdraw their request for a waiver.

Teresa asks about the discrepancies pointed out by peer review in regards to the plan not matching the deed presented. The applicant states that this is not abnormal and the discrepancies are minimal and to be expected from 2 different surveys.

Kurt inquires about #3 in the peer review under "Other Plan Comments" stating that the pavement joint detail should be modified to depict the surface course of pavement to extend all the way across the joint. It appears the plan does reflect this detail. The applicant believes that the peer reviewer was looking at old plans

Tim Nelson points out that on the plan note on page 1 note #10 states that all homes are required to have a positive foundation drain or sump pump. Tim feels this is not necessary to require and the board agrees that they have not seen this requirement on previous plans that have come before the board. The applicant agrees and plans on removing the note.

Teresa asks the applicant about note #17 where there is an easement given to the town for maintenance/use of the 1000 gallon fire tank. Teresa feels that this gives the impression that the town is supposed to be responsible for maintaining the fire tank in all respects. The applicant feels this note is only here so the fire department can access the tanks when and for whatever their needs are.

Everett motions to accept the preliminary plan pending approval/recommendations from the road review committee, approval from YCSWCD, and a written recommendation from the post office regarding the location of the mailboxes. Tim seconds and the motion carries with a unanimous vote in favor. It is also noted by the board that note #10 on the plan regarding foundation drains may be removed as it is not a requirement.

Lester Berry for Berube Builders for Ossipee Landing subdivision revision on map 17 Lot 4T The board reviews the new plan. Ossipee Landing received a conditional final approval on September 3, 2003 pending approval of the performance bond by the Board of Selectmen.

Berube Builders would like to amend the subdivision plan by eliminating the ball field that was on the original plan. Lester Berry states that when this plan originally came before the board it was presented as stage I of a much larger subdivision. Mr. Berry feels that since this is a single small subdivision the ball field is not necessary and would like to

designate that area as open space instead.

Teresa questions the fire protection provisions on the original plan. Since this subdivision has been approved, the standards have become stricter, requiring 10,000 gallon tanks as opposed to the 5,000 gallon tanks approved. The board discusses whether the applicant should be required to comply with the new regulations. Patti Berry, CEO, feels that since this subdivision received approval prior to the new fire protection regulations the board has no authority to impose the new regulations.

Mr. Berry inquires whether or not the board might support the removal of the sidewalks in this subdivision. Tim Nelson states that perhaps the board should wait to make a decision as the plans the applicant brought in for signature do not reflect this proposed change in the sidewalks. Mr. Berry states that they are willing to keep the sidewalks on the plan.

Teresa asks Mr. Berry if there has been a recommendation from the post office regarding the location of the mailboxes. The applicant is not sure if this has been done, and Teresa expresses that she would like to have seen that on the plan.

This matter is tabled pending approval of the performance bond by the board of selectmen.

Robert Mazzola 30% expansion review for Map 33 Lot 25 The board reviews the applicants existing and proposed calculations. The sitewalk committee did a sitewalk of the property, which is located at 9 Esther Lane, on Tuesday, August 3, 2004. Tim motions to approve this expansion with the following conditions: the applicant must receive approval from DEP, a class D survey to verify the 10' sideline setback, the applicant must use appropriate erosion control, and the expansion is not to exceed the allowed 30%. Everett seconds and the motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETING

July 21, 2004 - Teresa motions to approve the minutes of this meeting. Jonathan seconds and the motion carries with a 5-0-1 vote with Tim abstaining as he was not present at that meeting.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Roland made the motion to adjourn at 8:48 p.m. Jonathan seconded and the motion passed with a unanimous vote in favor.