

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES
August 18, 2004
7:30p.m.

Chairman, Susan Dunlap 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. Kurt Clason is absent.

II. APPOINTMENTS

Ed Benway for Sayward Ridge Subdivision sketch plan review on Map 3 Lot 16

This is a 13 lot subdivisor located off the Avery Road and Starr Hill Road. The property is located in the AR zone. The proposed lot size will be 2+ acres with road frontage of 200+ feet. The board reviews the checklist. The applicant states that the existing topography over the area covered by the lots is a 5 degree slope.

The board reviews the sketch plan and asks the applicant if he is aware of the condition of Starr Hill and Avery Road. Sue states that in many places the road is not wide enough for 2 vehicles to pass. The board just wants to inform the applicant that the road issue will be a big one.

Teresa also informs the applicant that according to the new guidelines for fire protection, the applicant will be required to put in two 10,000 gallon fire cisterns.

The applicants were asked about the open space shown on the plan. The open space will need a lot number and the applicant stated that access is left off Avery Road next to lot 13 for possible future use/development. The applicant also stated that he will sell the lots with wells and septic to individuals only.

It is noted that the applicant will be requesting waivers from Topography and the Hydro-Geo Study. Although the board is not at the point yet to vote whether or not to allow these exemptions, the applicant is advised that they will probably not allow the waiver for the Hydro-Geo study.

Tim suggests including contours on the next plan and the applicant agrees to do 10' (ten foot) contours on the next plan. Tim also suggests that the applicant meet with a road engineer for suggestions on the road situation.

Genest Concrete re-consideration for gravel pit on Map 13 Lot 59-1 Sue recaps what has occurred with this case up to this point. Tim states that he will abstain from voting as he has not been involved in any previous meetings with the applicant.

Teresa motions to reconsider this case to allow the applicant the opportunity to speak. This motion is not to imply that there will be a change in the original vote. Everett seconds and the motion passes with a 4-0-1 vote with Tim abstaining.

Jonathan motions to hold Genest Concrete to the new Extractive Industry and Land Reclamation Ordinance enacted on March 11, 2000.

Chris Genest speaks and describes what kind of materials they produce and states that they are a family owned business. Mr. Genest further states that the money they have spent preparing plans to re-open the business was with the impression that they would be able to extract 1 million cubic yards from the pit. The applicant states that if they are held to the new ordinance that figure would be cut 54 percent.

Attorney McGehee hands out a "proposal" to the planning board outlining that they would like to be held to the old Extraction Ordinance but voluntarily comply with all but 2 of the requirements of the new Extractive Ordinance. The 2 standards in the new ordinance they wish to be exempt from are relating to the grade and the setback requirements.

The applicant reiterates that he feels that since his was an outstanding application and the code enforcement officer at the time could not direct him as to what he should do, he should be held to the old ordinance.

The Board again reiterates their original reasoning for their original vote to hold Genes Concrete to the new ordinance. Teresa seconds the motion to re-affirm their original vote and the motion carries with a 4-0-1 vote with Tim abstaining

III. MINUTES OF PREVIOUS MEETING

August 4, 2004 - Teresa motions to approve the minutes of this meeting. Jonathan seconds and the motion carries with a unanimous vote in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

Roland asks when the board had discussions about changing the zoning in the area around Ossipee Lake. The board discusses the area and Sue believes it was when the GP zone was established. The board would like to see any old information in regards to discussions on changing the zoning in that area.

VIII. NEW BUSINESS

IX. ADJOURNMENT

Teresa made the motion to adjourn at 9:20 p.m. Tim seconded and the motion passed with a unanimous vote in favor.