

**TOWN OF WATERBORO**  
**PLANNING BOARD MEETING MINUTES**  
**September 15, 2004**  
**7:30p.m.**

Chairman, Susan Dunlap called the meeting to order at 7:40 p.m. Attendance from the board is as follows: Teresa Lowell, Jonathan Raymond, Roland Denby, and Tim Nelson. Kurt Clason and Everett Whitten are absent.

**II. APPOINTMENTS**

**Henry Holmes and Scott Collard Preliminary Plan Review for Map 13 Lot 56** The following members of the public are present as abutters: Joe Labreck, John Barth and Carole Monoco.

Scott Collard introduces himself and describes the proposed project. River Bend is a 4-lot, 11 unit residential subdivision located on the easterly side of Sokokis Trail approximately 3.5 miles north of North Waterboro center. This lot is approximately 24.82 acres in area and is located in the AR zone. The proposed subdivision consists of three (3) single family residential home sites (Lots 1,2,3) and one (1) parcel of land (lot 4) to be developed as a cluster residential development.

The proposed use on Lot 4 (16.25 acres) is to be subsidized senior housing for residents 62 or older. Four duplex units are proposed. Each unit is to include a single car garage and space for an additional vehicle in the unit's driveway

This subdivision will be serviced by an internal road and the applicant states that they have submitted a road entrance permit to D.O.T. The applicant has also submitted an application to the Saco River Corridor Commission.

Sue states that building design appears to be consistent with the desires of the comprehensive plan in regards to its rural look.

At this time the board reviews the sketch plan checklist as it was not voted on and approved at the first meeting. All the items are found to be complete for sketch plan approval. Jonathan motions to approve the sketch plan. Roland seconds and the motion passes with a unanimous vote.

Tim expresses to the applicants that he would like to see the location of the cisterns noted on the plan. Teresa asks the length of the internal road. The applicant states that it will be 2,760 feet and the proposed street name will be River Bend Drive

Roland inquires as to how the site will be lighted. The applicant states that the lights will be directed to be contained to the site.

It is noted that the plan shows the 75 foot required setback from the right of way is not met. That will need to be changed to meet that required setback. The applicant is reminded that they will need to meet that 75 foot setback from Sokokis trail as well as the right of way.

The board reviews the preliminary checklist at this time. The following is a list of outstanding items that are to be addressed prior to preliminary approval:

- Name and Address of Subdivider (Signature Line) on Plan
- Appropriate stamps on Final Plan
- Add Island as abutter and abutter across Sokokis Trail (Lot 51)
- Width of adjacent streets shown on plan
- Width of any easements (R.O.W.) needs to be on plan
- Fire protection requirements need to be determined and shown on plan
- Hydro-Geo study
- The 75 foot required setback from Sokokis Trail and the Right of Way needs to be maintained and shown on the plan as such.
- Proposed picnic area and walking trails need to be shown on plan
- Provisions for mail delivery need to be made
- Road review needs to review all aspects of the proposed road; pavement width, street elevations, grades
- Erosion control and stormwater drainage plan
- Street signs and locations

The abutters that are present express their concern that the right of way be clearly marked on the plan and would also like to see their names printed on the plan as having that deeded right of way. Sue states that this is a legal issue that the planning board has no authority over. Sue further states that she would like to see the applicant willingly add the abutters present to the plan and would like Mr. Holmes to only refer to the right of way on the plan and leave out the other references to ownership.

Tim motions to hold off on a vote to approve the preliminary plan. Jonathan seconds and the motion carries with a unanimous vote.

**Henry Holmes and Scott Collard Preliminary Plan Review for Map 13 Lot 51** This subdivision is a 3 lot, 14 unit subdivision located on the westerly side of Sokokis Trail approximately 3.5 miles north of North Waterboro Center. This lot is approximately 32.62 acres and is in the AR zone. The proposed subdivision consists of Lot 1 (4.76 acres), Lot 2 (26.02 acres) and Lot 3 (1.84 acres)

The proposed use on Lot 2 (26.2 acres) is to be subsidized senior housing for those 62

and older. 12 apartment units are proposed.

The board points out that the parking space needs to be 10x20 or the equivalent of 200 square feet as opposed to the 18x9 lot shown on the plan.

At this time the board reviews the sketch plan checklist as it was not voted on and approved at the first meeting. All the items are found to be complete for sketch plan approval. Teresa motions to approve the sketch plan. Roland seconds and the motion passes with a unanimous vote.

The board reviews the preliminary checklist at this time. The following is a list of outstanding items that are to be addressed prior to preliminary approval:

- Name and Address of Subdivider (Signature Line) on Plan
- Appropriate stamps on Final Plan
- Width of adjacent streets shown on plan
- Fire protection requirements need to be determined and shown on plan
- Hydro-Geo study
- Provisions for mail delivery need to be made
- Erosion control and stormwater drainage plan

The applicant is requested to supply the board with written verification from D.E.P. that they do not need to review the stormwater management or site review.

A site walk is scheduled on this lot for Wednesday, September 29 at 5:30 p.m. and a Public Hearing is scheduled for Wednesday, October 20 at 7:00 p.m.

### **III. MINUTES OF PREVIOUS MEETING**

None to approve at this time.

### **IV. REPORT OF OFFICERS**

### **V. OLD BUSINESS**

### **VI. COMMUNICATION**

### **VII. MISCELLANEOUS**

The board schedules a Workshop for September 29, 2004 immediately following the Sitewalk on Henry Holmes' property at approximately 6:45.

### **VIII. NEW BUSINESS**

### **IX. ADJOURNMENT**

Teresa made the motion to adjourn at 9:50 p.m. Jonathan seconded and the motion passed with a unanimous vote in favor.