

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES
October 6, 2004
7:30p.m.

Chairman, Susan Dunlap called the public hearing for the new proposed SAD 57 Middle School to order at 7:30 p.m. Attendance from the board is as follows: Teresa Lowell, Jonathan Raymond, Roland Denby and Everett Whitten. Tim Nelson and Kurt Clason are absent.

There are 5 members of the public present and Dominic Vermette and Fred Bechard are also present.

Sue opens the public hearing stating that there was a sitewalk held on the property on Saturday, October 2 at 9 a.m. Sue states that the sitewalk went well and there was good feedback from the 5 members of the public that were present. The abutters had questions and comments that were all addressed at the sitewalk. Sue would like it stated for the record that at the sitewalk she inquired about the possibility of designating Old Alfred Road access as an exit route only.

An abutter at the sitewalk asked about the possibility of blasting on the property. Sue stated that there would probably not be any blasting necessary but if it were the abutters would be notified and may expect gritty water for a short period of time. This information was provided by Tom Greer at the site walk. The question of open space in the subdivision on Belanger Drive was addressed. This open space in the subdivision is common space and not an unoccupied subdivision lot.

Tom Greer reviews and summarizes the plans for the new middle school and the athletic fields. There will be a change to the sidewalks and they will now be granite curbs and concrete sidewalks. There has also been a small change to the right turn into the school. This turn has been widened to accommodate snow banks and assure good sight distance. Sue states that there will be a 6 foot high fence located at the entrance off Old Alfred Road

Tom Greer hopes to have the peer review information done by early next week. Tom states that the ground topo and wetland study by DEP may result in some small changes to the plan.

Tom Greer states that they hope to complete the approval process in January or December and to begin the bidding process in the spring.

The applicant has provided the board with a memo from Diane Morabito, the traffic study

engineer that summarizes the expected trip generations, which the board reviews. It is stated that each bus is the equivalent to 2 cars in terms of impact. The peak a.m. trips are 424 and the peak p.m. trips are 240. Due to this fact a full traffic impact study will be required for the traffic permitting process. Sue states that she will be interested in seeing the totals when they are complete.

Don Boilard, an abutter states that he is concerned about site distance for him pulling out of his driveway if there is a bus in the other lane. Sue asks the applicant if there will be striping in that area on the road. The applicant states that there will. Don Boilard states that a school bus stopped there would have its headlights flashing anyway.

Sue refers to Don Boilard's question from the sitewalk regarding having trees as well as the fence on that side of the entrance. Mr. Greer states that the money for both is not in the budget. Don inquires about the possibility of the fence being green so as to blend in with the foliage and appear more natural. Mr. Greer agrees to review that possibility.

Teresa states that the site selection committee never said that Old Alfred Rd was a major bus corridor, and questions why it is now being considered that. Fred Bechard states that the Old Alfred Road has always been a major bus corridor. Mr. Bechard further states that there is a window of approximately 40 minutes in which busses pick up and drop off.

The board discusses the fact that the speed limit that has recently been raised to 50 MPH in that area and Mr. Greer states that that has been and will continue to be addressed in the traffic study.

Roland inquires whether the school will be entirely serviced by town water or if there will be wells installed on the site. Mr. Greer clarifies that there will be some wells on the site but that they will be used strictly to water the athletic fields.

Craig Therriault, an abutter that lives on Oak Lane expresses concern about flooding and states that there is a significant amount of water in that area in the spring. Mr. Therriault states that he would like to see something in writing stating that either the school or the town would be responsible in the event that flooding does become a problem. Tom Greer states that based on public concern at the sitewalk and previous meetings, the fields have been slightly redesigned and retention basins have been added. Mr. Greer states that most drainage from the site will be directed to the wetlands located on the site. Mr. Therriault feels that he would still like a guarantee from the applicant or town. Sue would like to find out if that might be an issue that could be covered by the performance bond. Sue assures Mr. Therriault that both peer review and DEP will be looking closely at this issue.

Teresa asks whether other homes in the area are expected to be affected by headlights coming and going at the middle school. Sue states that none of the abutters at the sitewalk or previous meetings have expressed any concern in that respect and that traffic leaving the school at a time when headlights are needed will be limited.

Roger Lauzier inquires about water that may run to the bottom of the lot and states that he sees no infiltration trenches on the plan. Tom Greer points out the location of several catch basins on the plan. Mr. Therriault is concerned that the catch basins will not help because in the spring the water flows over the surface due to the frozen ground. Tom Greer says they have factored in the elevation of the groundwater level and that the catch basins are below the frost line to catch springtime runoff. Mr. Greer further states that if it becomes a problem that putting in a berm may be a possibility.

Stuart Dunn, an abutter, inquires as to the direction of busses on the property. Tom Greer explains the procedure of how the busses will be leaving the lot. The busses will be leaving in 2's. Mr. Dunn also asks for assurance that the buffer zone of trees that is currently shown on the plan is set in stone. Sue assures Mr. Dunn that once the plan is approved there will be no changes allowed. Upon completion of the project the project will be an inspection by a 3rd party to assure the plan was followed.

Roger Lauzier asks of the stumps that will be buried to create the viewing areas around the athletic fields change due to them decomposing. Tom Greer states that due to the nature of the materials that will be placed over the stumps, there will be some changes and sinking but will not cave in

Teresa asks if the water that is used to irrigate the fields will contribute even more to possible water problems on the lot and surrounding areas. Tom Greer answers that most of the watering will be done during the dry season. Mr. Therriault asks if the abutters wells are expected to be affected, as quite a few in the area are driven points. Mr. Greer states that they will probably be putting more back into the ground than they will be taking.

Sue states that it is known that there are various existing water issues in this area, but would like to make it clear that the school is not responsible for remedying these existing problems. They are only responsible for proving that they will not contribute to further problems.

Don Boilard asks if this school thru-way from Sokokis Trail to the Old Alfred Road will be a thru-way for emergency vehicles. Mr. Greer states that it is not expected to be. There are various turns and stops intended to discourage thru-traffic for safety reasons. Teresa asks what the speed limit will be on school property and it is determined that 15 mph is normally the case.

With no further questions or comments the public hearing is closed at 8:50 p.m.

II. APPOINTMENTS

Roger Lauzier 30% expansion review on Map 36 Lot 17 The applicant informs the

board that he is basically just changing the pitch on the roof. The board reviews the calculations provided by the applicant and verified by Patti Berry, the Code Enforcement Officer. Teresa motions to approve the expansion of Map 36 Lot 17 that amounts to a 29% expansion of the allowed 30%. Jonathan seconds and the motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETING

September 1, 2004 - Teresa motions to approve, noting that a typo needs to be fixed. Jonathan seconds and the motion carries with a unanimous vote in favor.

September 15, 2004 - Jonathan motions to approve, noting that a typo needs to be fixed. Teresa seconds and the motion carries with a unanimous vote in favor.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Everett made the motion to adjourn at 9:10 p.m. Roland seconded and the motion passed with a unanimous vote in favor.