

TOWN OF WATERBORO
PLANNING BOARD MEETING MINUTES
October 20, 2004
7:05p.m.

Chairman, Susan Dunlap called the public hearing for Henry Holmes proposed age restricted and cluster subdivisions, Sokokis Gardens and River Bend on Map 13 Lots 51 and 56 to order at 7:05 p.m. Attendance from the board is as follows: Kurt Clason, Teresa Lowell, Roland Denby and Everett Whitten. Tim Nelson and Jonathan Raymond are absent.

There are 7 members of the public present.

Sue opens the public hearing stating that there was a sitewalk held on the property on Wednesday, September 29, 2004 at 5:30 p.m. Sue states that the sitewalk went well and that there were no members of the public present. The board walked both parcels of land, saw the building footprints as well as the boundaries in relation to abutters lots.

The first project that Mr. Collard describes is Sokokis Gardens, located on Map 13 Lot 51. Sue introduces Scott Collard, who will be presenting the plans and also states that this project is the type that the town likes to see and it is low impact.

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, which will consist of 12 apartment units. The building itself will be 2 stories and will have an elevator on the premises.

The applicant states that the plans have been changed to include the required fire cisterns.

Lori Anthony, an abutter asks who the developer is. She is informed that it is Henry Holmes. Ms. Anthony asks if this will be apartment style living units. The applicant states that they will. Ms. Anthony asks if there is a chance in the future of these units changing to another use, not necessarily staying as age restricted housing. The board tells her that is the use were to ever change from the approved age restricted use, the owner would be required to get a growth permit for that unit.

Harold Parks, an abutter asks how the increase in stormwater will be dealt with. Mr. Collard tells him that the stormwater from the site will be retained by a detention basin into a culvert and released into the existing swale. Mr. Collard further states that a study

was done specific to the lot and the characteristics of the lot and a design done based on that to hold the water runoff and to maintain preexisting levels.

Harold Parks states that there are already drainage problems in the area. Sue informs Mr. Parks that the applicants responsibility is to insure that they are not increasing the level of runoff and are not responsible for remedying existing problems. Sue states that R.W. Gillespie has done a stormwater study that states there will be no negative impact.

Dale Adams, an abutter, asks if there can be any changes to these plans after they are approved. Sue states that any changes would require approval of the planning board and that abutters would be notified if that were the case.

Scott Collard goes on to describe River Bend which is located on Map 13 Lot 56. 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 cul de sac road and will also have fire protection cisterns as required.

The applicant states that the same studies that were done for Sokokis Gardens in regards to stormwater runoff have been done on this lot.

Sue asks if the right of way issue has been resolved on this lot to the abutters satisfaction. Mr. Collard states that the right of way has been noted on the plan.

Harold Parks asks if the applicant will be required to put the road in prior to construction commencing. Mr. Parks states that there is a dust problem due to earthwork currently. Henry Holmes tells Mr. Parks that this is due to the gravel base that they are working with right now. Sue states that it would be impractical to pave prior to construction as construction vehicles would tear up the new pavement.

John Barth thanks the board and the applicant for their reassurance in regards to the right of way but questions why the right of way marked on the plan does not show it going all the way to the waters edge. Sue asks Mr. Barth how it is depicted in the deed. Mr. Barth states that it says the right of way goes all the way to the water. Henry Holmes informs the board that the written description printed on the plan uses the wording directly from the deed. Sue feels that as long as the wording is directly from the deed that is acceptable.

At this time Jonathan Raymond and Tim Nelson join the meeting.

Dale Adams asks what lots 1,2 and 3 are intended for. The applicant states that they are intended to be developed as single family house lots.

Kurt states that the plan show a waterline coming from lot 1 and crossing Route 5 to a well on the lot across the street. The previous owner of the lot is present and states that it is a discontinued well.

Sandy Lambert, an abutter asks the applicant what the timeframe for construction is. Henry Holmes states that he hopes for completion in late winter/early spring.

Lori Anthony, an abutter asks about the walking path that is shown on the plan. She would like to know where it will be located. The applicant state that is will be a 3 foot wide gravel path located in the field. Ms. Anthony asks if there will be any restrictions placed on the use of the path, specifically ATV use. Henry Holmes states that he will add to the deed restrictions that ATV use is prohibited.

With no further questions or comments the public hearing is closed at 7:45 p.m.

Sue Dunlap would like to announce for the record that she attended the SAD 57 traffic scooping meeting. Route 5 and Old Alfred Rd were discussed as well as the traffic studies. The intersection of Rt 202 and Old Alfred Rd. is no longer considered a high risk intersection. The intersection of Rt. 5 and Townhouse Rd. is still considered a high risk intersection. The speed limit along Rt 5 that was recently changes to 50 mph will be changed back to 35 mph soon.

II. APPOINTMENTS

Ed Benway preliminary approval for Oakwood Ridge Development on Map 3 Lot 16

The board reviews various letters that have been received from abutters. Abutters present are Troy Ireland, William Blake and Dave Anderson. It is noted for the record that Starr Hill Rd. is public and Avery Rd. is private. The proposal for this subdivision is 13 houses and the definition and requirements for a town road are reviewed. The requirement for this increased number of houses in this area is a road 18-25 feet wide. The applicants road study states that it will only be 14-15 feet wide. Sue states that she feels that widening the road is changing the character of the area. Tim states that he feels the road should be brought up to town standards all the way through.

The applicants traffic study states that since this will be a gravel road that traffic would naturally be slowed. The board feels that theory generally is not effective. Sue states that she feels that the road from West Rd. to the subdivision should be brought up to town standards.

The board reviews the sketch plan checklist at this time as it was not voted on and

approved at the last meeting. Sue questions the plans conformity with the comprehensive plan and whether or not this area has been designated a Sensitive Rural Zone. Sue reviews the comprehensive plan and determines that it is not in a Sensitive Rural Zone and does not abut un-fragmented habitat.

The applicant states that they are interested in setting the land out back aside and into a land trust and are currently checking into the various types of land trusts. Tim asks the applicant if they plan on placing the land in a trust prior to final approval. The applicant is unsure if he will be able to before final approval

The applicant states that he has spoken on the phone with the Fire Chief and received verbal recommendations but has not arranged a meeting yet.

Kurt motions to approve the sketch plan. Everett seconds and the motion passes with a 5-0-1 vote with Jonathan abstaining.

The board reviews the preliminary plan checklist at this time. The following items are ir outstanding:

- Number of acres in the subdivision - Needs to identify the open space as a lot
- Provisions for mail delivery - Need recommendation in writing
- Erosion and Stormwater Drainage Plan - Needs to be provided in writing

Sue informs the applicant that although the checklist is mostly complete there are still major issues with the road that need to be addressed prior to the public hearing. The applicant is directed to meet with the Road Review Committee for recommendations.

Tim motions to table. Jonathan seconds and the motion carries with a unanimous vote in favor.

Henry Holmes for Preliminary Approval of Sokokis GardensThe board reviews the checklist at this time. Tim motions to approve the preliminary plan. Teresa seconds and the motion passes with a unanimous vote in favor.

Henry Holmes for Preliminary Approval of River BendTim motions to approve the preliminary plan. Everett seconds the motion. Teresa asks the applicant about some tree cutting he has done towards the front of the subdivision. Teresa feels the cutting is excessive per section 9.4.1.1 in the zoning ordinance. The motion to approve the preliminary plan passes with a unanimous vote.

Both plans and Hydro-Geo studies will be sent to peer review. A waiver on the road length will be needed but Sue would like to get a recommendation from the road review committee. Sue would like to get a recommendation within 2 days or they will automatically proceed with the road length waiver.

The board discusses who they will send this project to for peer review. Tim motions to send the Hydro-Geo study to Sevee Maher and the plans to Doug Webster when we get a response from the Road Review Committee. Teresa seconds and the motion carries with a unanimous vote.

III. MINUTES OF PREVIOUS MEETING

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Election of Officers - Tim nominates Everett as Secretary/Treasurer. Teresa seconds and the motion carries with a unanimous vote in favor. Tim nominates Kurt as Chair and Sue as Vice-Chair. Jonathan seconds. Teresa motions to adjourn to executive session to discuss a personnel issue. Everett seconds and the motion carries with a unanimous vote in favor and the board adjourns to executive session.

Upon returning from executive session Everett motions to table elections pending clarification of wording in the town charter.

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Tim made the motion to adjourn at 10:00 p.m. Everett seconded and the motion passed with a unanimous vote in favor.