

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

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

Sue opens the meeting stating that there was a sitewalk held for the new proposed Baptist Church on Map 7 Lot 70 on Saturday, December 11. Sue states that the sitewalk went well. Present as the sitewalk were: Sue Dunlap, Kurt Clason, Tim Nelson and Dwayne Morin representing the church. There were no abutters present and no issues or concerns raised.

Sue also states that she was notified of a meeting that was scheduled for Friday, December 10 in Hollis. The purpose of the meeting was to review a proposed subdivision that will be partially in Waterboro. There was not enough time to contact other members of the planning board. The applicant, Kevin Martel, did not show up at the meeting. There appears to be an issue regarding boundary lines and Sue feels the board should not sign off on involvement at this time.

II. APPOINTMENTS

Robert Blake to raise existing camp to place foundation on Map 47 Lot 138 The applicant is proposing to raise the existing camp to place a foundation. Roland Denby, Everett Whitten and Patti Berry have done a sitewalk on this property to determine if the camp is placed back from the water to the greatest practical extent. The camp is currently 90 feet back from the water. Located behind the camp are numerous large trees that would need to be removed if the camp was required to be moved back. The board agrees that the current location of the camp is the most practical. Roland motions to approve the placement of a foundation under the camp with the following conditions: not going any closer to the water, not raising the camp more than 3 feet, foundation to be placed under the camp only, not the deck area, and using all appropriate erosion control measures. This decision is based on accordance with Article 7 of the Zoning Ordinance. Tim seconds and the motion carries with a unanimous vote in favor.

Eva Sawtelle for a conditional use to open a daycare on Map 4 Lot 31. The applicant, Eva Sawtelle, introduces herself and explains that the proposed daycare, located at 543 Main Street, is the old Heritage Company building. The applicant states that the daycare would serve children aging from 6 weeks to 5 years old. The daycare will initially care for 20 children with capacity for up to 40 children in the future. The applicant further states

that they have received pre-approval from the state fire marshal and will be having another inspection within a week. The applicant states that to begin she will have 3 other employees. The board inquires if arrangements have been made to construct the fenced in area that is required. The applicant replies that she will be constructing a 4 foot high fence to the side of the building.

Tim inquires about the capacity of the existing septic system. The applicant is unsure as to the size of the current system. Sue explains that this property is located within the Wellhead Protection Zone. This use is not prohibited in that zone but septic systems with a capacity of 1000 or more gallons per day is prohibited. A copy of the current septic design from the building file is reviewed. It is determined that it appears the current septic system is adequate.

Kurt motions to approve the conditional use as presented with the applicant staying in compliance with the Wellhead Protection Zone regulations. Tim seconds with an amendment to the motion for the Code Enforcement Officer to verify that the septic system meets the requirements for the Wellhead Protection Zone. The motion passes with a unanimous vote in favor.

SAD 57 Site Plan Review for Middle School The Board reviews the peer review from Southern Maine Regional Planning and Sevee and Maher. Sue states that all the outstanding issues appear to have been addressed. Sue goes on to say that the biggest concern continues to be if the Old Alfred Road can support the increase in traffic. Sue feels the concern is that while the Old Alfred Road is currently a state aid road, at some point in the future it will need repair and the state will turn it back over to the town

Tom Greer presents the board with a couple of revisions to the plan. They have submitted a new lighting plan that may or may not be implemented depending on the funds available at the time of bidding. The applicant also submits a revised entrance plan, showing the entrance had been re-located 10 feet.

Tom Greer informs the board that there have been a few other minor changes to the plan that are as follows: Bedrock has been found and it is likely that a small amount of blasting will be necessary, DEP has required a level 2 study on the site and minor changes have been made to the plan to reflect the new requirements, the plan has been changed to show islands of trees between the ball fields and also leaving as much vegetation as possible.

Kurt asks about the intersection of Townhouse Rd and Route 5. Diane Mortibito states that the State will be placing a temporary traffic light at that intersection. Sue explains that this intersection is also being looked in a study but separately from the school. Diane goes on to explain the expected flow of traffic. Sue states that the traffic study provided by the applicant has not been peer reviewed.

Sue asks Tom Greer what there plans are in regards to Town Water. Dana Morton states that they have spoken with Dave Benton and at this time Dave Benton joins the meeting to address this issue. Dave states that the water line will be coming up the Northeast side of Route 5, which is the opposite side the school is on. Dave Benton informs the board that the water district will be doing some experimental drilling on the side to investigate potential locations for future wells to serve the water district. The board asks about the septic system on the location in regards to the proximity to the possible future wells locations. Dave states that any well would be 600 feet away from the system.

Tim asks when the Water District plans on starting the work on the water line. Dave replies that they are planning it towards the end of the site work, towards the end of 2005. The applicant states that the school is still working to include that in the budget plans. Dana Morton says he would like to thank the Water District for all their help in the planning process for this project.

Tim states that there are likely numerous future businesses on the Route 5 corridor that would probably want to hook up to the water line. Tim asks if it is possible to run the water line up to the site earlier. The applicant states the money acquisition will probably not occur until October of 2005.

Sue says that the checklist appears to be complete, and states that the additional lighting may or may not be on the final plan. Tim asks if the lights on the site will be minimum, so as not the flood onto others property. The applicant replies that the lighting will be low impact and is not anticipated to leave the property.

Dana Morton asks if the board could act to approve the plan tonight to keep the project on schedule. The board expresses concern about approving the plan tonight.

Sue states that this is a very large project, and that while public hearings and notices have been posted, she would like one last opportunity so speak with the selectmen about this project in regards to the road issues.

Tim feels that a peer review should be done on the traffic study. Kurt agrees. Tim motions to send the traffic study to Sevee and Maher, or another traffic engineer for peer review. Roland seconds and the motion carries with a unanimous vote in favor. The secretary will submit the traffic study for peer review and attempt to have it done and back in the office for the January 5 meeting.

Tim motions to table a final vote on this project to the January 5 meeting. Everett seconds and the motion carries with a unanimous vote in favor.

III. MINUTES OF PREVIOUS MEETING

November 15 1, 2004 - Tim motions to approve. Jonathan seconds and the motion carries with a unanimous vote in favor.

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

December 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

The board reviews a letter sent to the road review committee regarding timeframes for a recommendation from the committee.

VII. MISCELLANEOUS

Dave Benton is present and Tim asks Dave if the Water District has discussed the possibility of working with the planning board to come up with some distances to possibly be used as a requirement for hooking up to town water. The possibility of requiring homes/subdivisions to hook up to town water if they are a certain number of feet from the water line is discussed. Dave states that this is a good time to look at such issued due to the fact that the water district is in the middle of a funded study to help plan for the future of the water district. Dave informs the board that the next water district meeting will be January 7 and tells the planning board they are invited to attend to discuss the above mention issues.

VIII. NEW BUSINESS

IX. ADJOURNMENT

Tim made the motion to adjourn at 9:40 p.m. Roland seconded and the motion passed with a unanimous vote in favor.

Approved Date: _____
