

TOWN OF WATERBORO PLANNING BOARD

Meeting Minutes

April 5, 2006

7:30 p.m.

I. ROLL CALL

Board Members Present: David Benton Judy Carll Donald Day
Roland Denby Susan Dunlap Tim
Nelson

Others Present: Ken Lamoreaux Mike Fraser Robyn
Provencher Patti Berry
Jonathan Raymond Tina Smith

II. APPOINTMENTS

Ø Goodall Medical Office Building

Ken Lamoreaux, Sheridan Corporation

Ken Lamoreaux, Director of Permitting, Sheridan Corporation, addressed the Board regarding the site plan application for the Goodall Medical Office Building.

Comments on the plan were received from Southern Maine Regional Planning Commission, the Code Enforcement Officer and the Fire Department. The following items were noted:

- ü Section 3.03 Setback requirements have not been met; 125' from side and rear, 150' from front. A reduction may be allowed by the Board providing the buffer/screening provision has been met.
- ü Section 5.01 Review plan to determine if buffer/screening should be placed all the way to the road.
- ü Section 5.03 Parking spaces must be a minimum of 200 square feet. This requirement has not been met. In order to lessen the size of the parking spaces, the applicant must apply for a variance from the Zoning Board of Appeals. The plan should also indicate the number of spaces provided/required. The applicant has provided a sheet showing the calculations for the number of parking spaces.
- ü Concerns expressed regarding pedestrian walk ways; possible islands with vegetation.

Parking lot is 280 feet long

- ü The hydro study is currently being done.
- ü Mike Fraser, Waterboro Fire Marshall, questioned the access to the back of the building for emergency vehicles. He suggested an additional gated road with a Knox box installed.
- ü Fire hydrants should be placed along the access road.
- ü Entrance to the parking lot needs to be wider (24') with a larger turning access for emergency vehicles, and to allow others to exit the parking area when emergency vehicles are entering.
- ü Location of the propane tanks should be at the rear of the complex; or centrally located for this and future buildings.
- ü Knox boxes installed and a monitored fire alarm system
- ü Buildings will be sprinkled; this should be marked on the building plans. Ken Lamoreaux will check with the sprinkler company regarding front and rear locations
- ü The traffic study has been completed by Diane Morabito.
- ü Requested information on hazardous waste disposal.

Tim Nelson made a motion that we approve a setback reduction that will allow the building location as shown on the plan pending receipt of adequate buffer/screening provisions. The motion was seconded by David Benton and unanimously carried.

A site walk has been scheduled for 6 p.m. on Wednesday, May 3, 2006. This will be followed by a public hearing at 7 p.m. and a regular board meeting at 7:30 p.m

Ø *Robyn Provencher*

Informational meeting - Subdivision feasibility

Robyn Provencher discussed a possible subdivision of property on Cody Lane (Tax Map 13, Lot 49). Ms. Provencher owns ±35 acres and has a house on this property. The Chair explained to her that any opinions expressed at this information meeting are strictly opinions; only a vote of the board matters in the subdivision review process. Ms. Provencher's house lot must be shown on the plan. Her lot can be considered as the first outsale and exempt from any restrictions or deeds covenants placed on the subdivision. The subdivision would be subject to review and, at that time, possible waivers of requirements would be determined by the Board. The road would be subject to adherence to the Street Design Ordinance. The Board does not review a two-lot or three-lot subdivision differently; each is subject to the same requirements.

III. MINUTES OF PREVIOUS MEETINGS

A motion was made by Judy Carll to accept the minutes for the meeting held March 15, 2006. The motion was seconded by Tim Nelson and unanimously carried.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Sue Dunlap noted that the Selectmen's minutes indicated that Dwayne Woodsome and Bob Fay were appointed to the Subcommittee for Contract Zoning. Tim Nelson and David Benton volunteered to be the Planning Board's representatives on this subcommittee.

The Board discussed the Selectmen's meetings at which the change to the General purpose Zone was reviewed. The Planning Board followed the procedure regarding amendments as outlined in Section 13.04 of the Zoning Ordinance. The Planning Board reviewed the information provided by the Selectmen and forwarded a recommendation to the Board of Selectmen. The Selectmen questioned at what point, in the process, the proposal should have been forwarded to the Town Counsel for review. As the Planning Board followed the procedure, they feel they are due an apology; they presented findings, as requested, and were not asked to write an amendment to the ordinance

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

A motion was made by Dave Benton to adjourn the meeting at 8:55 p.m. The motion was seconded by Tim Nelson and unanimously carried.