

# TOWN OF WATERBORO PLANNING BOARD

*MINUTES  
May 3, 2006*

## **6:00 p.m. - Site Walk**

## **7:00 p.m. - Public Hearing**

### **I. ROLL CALL**

Board Members Present:	David Benton	Judy Carll	Donald Day
	Roland Denby	Susan Dunlap	Tim Nelson
Others Present:	Frank Goudreau	Karen Banks	Evan Grover
	Deneiker Smith	Marie Lepper	Dennis Chadbourne
	Demetria Chadbourne	Melville Knight	Darcy Knight
	Ken Lamoreaux	Tina Smith	

Sue Dunlap opened the public hearing at 7:00 p.m. Ken Lamoreaux reviewed the plan for the Goodall Medical Office Building. The following items were noted:

- ü A fire lane access road has been added to the plan. It will be constructed of PermaTurf panels over a gravel road. There will be an access control gate with Knox Box. Two additional fire hydrants are now shown on the plan.
- ü The septic field has been designed to accommodate this building and future buildings that may be added to the site.
- ü Applicant is scheduled to meet with the Zoning Board of Appeals regarding a variance request to change the size of the parking spaces.
- ü The DEP is currently reviewing the Stormwater Management Plan
- ü Signage is shown on the plan.
- ü The building will be condominium units. Those units under the control of Goodall (Health Partners) will be considered tax exempt. Units controlled by private businesses (pharmacy, medical services that are not part of Health Partners) will be subject to property taxes.
- ü Any additions, or changes, at this site must return to the Planning Board for approval.

- ü Public water will be extended to the site.
- ü Abutters were properly notified of this project.

There was no further discussion and the public hearing was closed at 7:25 p.m.

## **7:30 p.m. - Board Meeting**

### **II. APPOINTMENTS**

#### **Ø *Goodall Medical Office Building***

***Ken Lamoreaux, The Sheridan Corporation***

The Board reviewed the checklist. Additional materials received since the last meeting

- ü Letter from Goodall Hospital regarding disposal of medical waste; no radio-active materials will be at this facility
- ü Letter from Waste Management regarding waste during the construction phase, as well as normal waste removal services
- ü Wastewater Mounding Analysis and Nitrate Impact assessment as prepared by R.W. Gillespie & Associates, Inc.
- ü Plan showing propane tanks relocated to the side of the property

Pedestrian walkways and islands were discussed by the board. Judy made a motion that additional walkways and islands not be required, based on the rationale that they wouldn't add to the safety as pedestrians must still walk in the lane to get to the island. The motion was seconded by Don Day and passed with a 4-1 vote (Tim Nelson voted no).

A peer review of the Stormwater Management Plan, Hydro study and Nitrate study was discussed by the board. Tim nelson made a motion that DeLuca Hoffman or Sevee & Maher be contracted to conduct this review. The motion was seconded by Dave Benton and unanimously carried.

The Board reviewed the buffer/screening provisions as shown on the plan and determined they were adequate to allow the setback reduction waiver as voted during the April 5, 2006, meeting.

### **III. MINUTES OF PREVIOUS MEETINGS**

Tim Nelson made a motion to accept the minutes for the meeting held April 5, 2006. The motion was seconded by Judy Carll and unanimously carried.

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

## **V. OLD BUSINESS**

Mike Polakewich, Lyman CEO, presented the Bartlett Pines Phase III subdivision plan for Planning Board signature.

## **VI. COMMUNICATION**

### **Ø *Selectmen's Meeting Minutes from April 18, 2006, regarding change in Shoreland Zoning setback requirement***

The Board reviewed a request from the Selectmen regarding a reduction in the Shoreland Zoning setback. Currently the town requires a setback of 100' from rivers, lakes and streams; the state requires 100' from rivers and lakes and 75' from streams. The original request for the change was from a property owner at Lake Sherburne, the requested change would not remedy her situation.

The Board also received the Maine Shoreland Zoning Ordinance amended May 1, 2006. This will be discussed at the next meeting

### **Ø *Section 2.03 of the Zoning Ordinance, changed 3-7-06***

## **VII. MISCELLANEOUS**

## **VIII. NEW BUSINESS**

## **IX. ADJOURNMENT**

A motion was made by Tim Nelson to adjourn the meeting at 8:20 p.m. The motion was seconded by David Benton and unanimously carried.