

**TOWN OF WATERBORO
PLANNING BOARD**

MEETING MINUTES

December 20, 2006

7:00 p.m.

I. ROLL CALL

Planning Board

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

Others Present:	Steve Stearns	Dana Morton	Don Boilard
	Tina Smith	David Lowe	

Susan Dunlap, Chair, opened the meeting at 7 p.m.

II. APPOINTMENTS

Ø *Revised Site Plan*

Massabesic Middle School Entrances

Steve Stearns, Pinkham & Greer

Steve Stearns addressed the board regarding the changes to the site plan for the middle school. He explained that MDOT added a traffic island but would not authorize construction of the turn lane on Old Alfred Road. The original plan showed turning lanes at both entrances. At the Old Alfred Road entrance, the traffic counts did not warrant the turn lane and the right of way was not wide enough to accommodate a turn lane. Mr. Stearns added that the wetland compensation area needed to be relocated because of the high groundwater table.

Board members voiced their concerns about the placement of the power pole and the pavement extending to the edge of the ditch. Sue Dunlap stated that one of the conditions of approval was that the school be in a 35 mph zone; a 50 mph zone is not acceptable. Steve Stearns will contact MDOT to find out when they will replace the 35 mph zone signs. The board also asked about the bus traffic at each of the school entrances. Dana Morton will get this information from the school. Board members stated that there was originally supposed to be an even split in the traffic at each of the entrances.

Don Boilard addressed the Board regarding his concerns as an abutter to the school. He feels that the blasting at the school has damaged his house and affected the quality of his well water. He stated that since they began blasting for the school his drinking water has had a bad smell and taste and he has had to install a water treatment filter. He claims that the blasting has also affected the ground water levels. Mr. Boilard has contacted Dana Morton and submitted an insurance claim, but no one is willing to take responsibility. He stated he would like to have all of the water drained from the area to alleviate problems with mosquitoes. Mr. Boilard complained that his children could hear the frogs and that was keeping them from sleeping. Trees on his property were also cut without his permission.

Sue Dunlap responded that the Planning Board has no jurisdiction to take action on any of the things requested. Mr. Boilard's complaints would be civil issues with the contractors. Ms. Dunlap also noted that the town has contracted with DeLuca-Hoffman to conduct a peer review of the water quality report prepared by Pinkham & Greer.

Teresa Lowell made a motion to approve the amended plan as presented, with the conditions that the 35 mph road signs be placed as they were prior to the selection of the site and the bus traffic be split 50/50 accessing both entrances. The motion was seconded by Tim and Nelson and passed 6-1 (Don Day opposed).

III. MINUTES OF PREVIOUS MEETINGS

Ø November 15, 2006

Teresa Lowell made a motion to accept the minutes for the meeting held November 15, 2006. The motion was seconded by Tim Nelson and unanimously carried.

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

Ø Schedule a Public Hearing

A motion was made by Tim Nelson to schedule a public hearing to review the proposed amendment to the Zoning Ordinance, Section 13.04 Contract Zoning, and proposed amendments to the Growth Management Ordinance. The motion was seconded by Teresa Lowell and unanimously carried. After discussion it was decided that the meeting would be scheduled for Wednesday, January 17 with a snow date of Thursday, January 18; or Wednesday, January 24 with a snow date of Thursday, January 25.

VIII. NEW BUSINESS

The board reviewed a proposed ordinance on *Special Amusement Permits* and a proposed Zoning Ordinance amendment for *Outdoor Dining*. The Board requested a letter from the Selectmen regarding the scheduling of a public hearing

The next meeting of the board will be a workshop on Shoreland Zoning to be held on January 3, 2007. It was the consensus of the board that Planning Board workshops not be televised.

IX. ADJOURNMENT

Tim Nelson made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Judy Carll and unanimously carried.