

# **TOWN OF WATERBORO**

## **PLANNING BOARD**

### ***Meeting Minutes***

***March 7, 2007***

***7:00 p.m.***

Susan Dunlap, Chair, called the meeting to order at 7:p.m.

#### **I. ROLL CALL**

|                  |                 |                |               |
|------------------|-----------------|----------------|---------------|
| Planning Board   | David Benton    | Judy Carll     | Kurt Clason   |
| Members Present: | Roland Denby    | Susan Dunlap   | Teresa Lowell |
|                  | Tim Nelson      |                |               |
| Others:          | Katherine Joyce | John Swann     | Lester Berry  |
|                  | Barry Murry     | David Woodsome |               |
|                  | Tina Smith      | David Lowe     |               |

#### **II. APPOINTMENTS**

Ø ***Revised Preliminary Development Plan - Phase I***  
***Les Bois Carthage***  
***Katherine Joyce, Perkins/Thompson***

John Swan, representing Owen Haskell Inc., addressed the board regarding the proposed subdivision. Mr. Swann gave the board copies of an overview of the holdings, showing the proposed full scale development based on approval of Contract Zoning. The current phase of the development was 11 lots and is now 13 lots. The 13<sup>th</sup> lot was created after discussion with the Fire Chief. This proposed 5 acre lot may be donated to the town for a fire/rescue substation. He reviewed the comments from Southern Maine Regional Planning Commission and made the following comments:

Item 10 - Two test pits have not been completed for each lot; will be done as the weather allows

Item 14 - Information has been included on plan but the written stormwater management narrative is not yet completed

Item 26 - The applicant is requesting a waive:

Section 8.7- Proposed donation of a parcel to the town for a fire station and one 10,000 gallon cistern. Board questions whether requirements of the subdivision ordinance can be waived. The Fire Chief was not available to attend this meeting so will be invited to the next board meeting.

Mr. Swann agreed to mark the cemeteries on the plan. There is a cemetery on lot 5 and they proposed a 50' buffer strip. The other cemeteries on the list provided by the Cemetery Committee are on other holdings, not on the property currently under review.

A fence must be placed around the cemeteries. Cemetery Committee members expressed preference for a stone wall around the cemeteries.

Mr. Swann has proposed to place a turn around on Lot 11 so the developer can eliminate another 300' of road construction. There is a possibility that Lot 12 may be sold to an abutter. Teresa Lowell questioned whether the proposed gravel road was allowed by the ordinance. The applicant stated that they are requesting a waiver of pavement on the road. This is to be a private road maintained by the home owners.

The plan states that no Phase 1 lots are to be further divided except Lot 12  
The applicant has not yet contacted the Post Office regarding mail delivery  
The applicant has not yet contacted the school district regarding school bus stops.  
The site distance on Lot 4 was questioned, location of the driveway needs to be restricted.  
There is a 40' recreation easement, as shown on the plan.  
The width of New Dam Road must be shown on the plan.

A motion was made by Tim Nelson to require a hydro study for these 12 lots. The motion failed for lack of a second.

After discussion, a motion was made by David Benton to get an opinion from an engineering firm regarding the hydro study, specifically if a full study or limited study should be required and the reason for their recommendation. The motion was seconded by Roland Denby and passed 5-1. J. T. Lockman, SMRPC, will also be contacted for clarification.

Sue Dunlap reviewed the subdivision checklist. The following additional items were noted:

- The names of the owner, subdivider and surveyor need to be added to the plan.
- The names of abutting property owners need to be added to the plan.

The applicant was advised that a bond will be required for construction of the road.

Ø ***Lakeside Community Church***  
***Site Plan***  
***Steve Brook***

Lester Berry, BH2M, addressed the board regarding the site plan for Lakeside Community Church. The applicant explained that they are proposing to building a 6,000 sq ft (60' x 100') building on a 200' wide lot. The church will have 140 seats, 50 dinin, seats, and 71 parking spaces.

Sue Dunlap reviewed the site plan checklist, noting the following

- Ø Applicant is submitting plans for approval to the State Fire Marshall; applicant will set up meeting with fire chief

- Ø The second floor is not handicapped accessible
- Ø Applicant has DOT entrance permit
- Ø Reference to classrooms on previous plan has been removed
- Ø Applicant must submit lighting plan to confirm that proposed exterior lighting creates no hazards to motorists or occupants of neighboring properties.
- Ø Stormwater management plan is pending
- Ø Requesting waiver of nitrate study and hydrogeological impact study
- Ø The pastor's residence will not be located on this site
- Ø Plan needs to show location of utilities
- Ø Width of Sokokis Trail needs to be on plan
- Ø Stop sign must be added

Kurt Clason made a motion to waive the 35' height requirement. The motion was seconded by Teresa and unanimously carried.

A site walk has been scheduled for Wednesday, March 21, 2007, at 6 p.m. The applicant will mark the property lines and location of building.

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

Ø *February 20, 2007*

Ø *February 21, 2007*

These were held over until the next meeting.

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

### **V. OLD BUSINESS**

A motion was made by Tim Nelson to affirm the Planning Board's support of the Contract Zoning Ordinance and amendment to the Growth Management Ordinance. The motion was seconded by Teresa Lowell and carried with no dissenting vote (Kurt Clason abstained).

### **VI. COMMUNICATION**

### **VII. MISCELLANEOUS**

### **VIII. NEW BUSINESS**

### **IX. ADJOURNMENT**

A motion was made by Tim Nelson to adjourn the meeting at 9:50 p.m. The motion was seconded by David Benton and unanimously carried.

