

TOWN OF WATERBORO

PLANNING BOARD

Meeting Minutes

April 18, 2007

7:30 p.m.

The meeting was called to order at 7:35 p.m. by Sue Dunlap, Chair

I. ROLL CALL

Board Members

Present: David Benton Judy Carll Kurt Clason
Roland Denby Susan Dunlap Teresa Lowell

Absent: Tim Nelson

Others Present: Bill Thompson Mike Fraser Joe Stanley
Tina Smith

II. PUBLIC HEARING

Members of the public were asked to sign the attendance sheet.

Ø ***Lakeside Community Church***
Site Plan - Map 13, Lot 51-1

Bill Thompson, BH2M, reviewed the site plan for Lakeside Community Church. He was unable to provide updated plans because of the power failure. The nitrate studies have been completed by R.W. Gillespie. The septic system has been relocated to the rear of the lot.

There were no comments from the audience; the public hearing was closed at 7:45 p.m.

III. APPOINTMENTS

Ø ***Lakeside Community Church***
Site Plan - Map 13, Lot 51-1

Steve Brook asked Mike Fraser about the necessity of the 5,000 gallon cistern. Mike Fraser explained that this is a wood frame structure; water would need to be brought in, the cistern would be a fall back in order to allow them to maintain a water supply. The dry hydrant located .6 mile from the site may not be accessible throughout the winter and may be dry in summer. Mr. Brook stated that the state fire marshal is not requiring an additional cistern and is satisfied with the sprinkler system. There was a question of whether the tank supplying the sprinkler can also be used as a cistern. It was agreed to

wait until all of the information requested on the sprinkler system is furnished.

The plan needs to include the width of Route 5, location of septic system, stop sign, and lighting plan. Fire protection issues are to be discussed at the next meeting.

Ø ***Preliminary Plan - Stonewall Estates Subdivision***
Ossipee Hill Road - Map 7, Lot 9
John Hutchins, Corner Post Land Surveying

Joe Stanley from Corner Post Land Surveying met with the Board to discuss the Stonewall Estates subdivision. This is a 4 lot subdivision of 55 acres. The Board reviewed comments prepared by J.T. Lockman of Southern Maine Regional Planning Commission. Board members expressed their concern about two town culverts adjacent to this subdivision and the elevation of the driveways. Sue Dunlap reviewed the preliminary plan portion of the subdivision checklist noting the following items

- Applicant requested waiver for stormwater management plan

- Applicant requested waiver for soil erosion and sediment control plan

 - The hydro study is pending

 - Board question legality of restricting pre-fab homes

 - Letter from fire chief

 - Test pits are located too close to each other

 - Outsale lot may need to be shown on the plan

Applicant stated that they would be selling house lots only. Mr. Stanley was not sure if the abutters had been notified. Applicant is to confirm that this process has been completed. The board tentatively scheduled a site walk for May 2, 2007 at 6 p.m. with a public hearing to follow. The board asked that temporary markers be placed to show location of the lots and driveways. The board will request attendance from a member of the Road Review Committee for the site walk. A proposed 50' green belt will be discussed at the site walk

IV. MINUTES OF PREVIOUS MEETINGS

Ø ***February 20, 2007***

The board acknowledged the notes from the public hearing held February 20, 2007.

Ø ***March 7, 2007***

A motion was made by Teresa Lowell to accept the minutes for the meeting held March 7, 2007. The motion was seconded by Kurt Clason and unanimously carried.

Ø ***March 21, 2007***

A motion was made by Teresa Lowell to accept the minutes for the meeting held March 21, 2007. The motion was seconded by David Benton and unanimously carried.

V. REPORT OF OFFICERS

VI. OLD BUSINESS

VII. COMMUNICATION

VIII. MISCELLANEOUS

IX. NEW BUSINESS

Ø *Land Use Density - Contract Zoning*

The board discussed the proposed contract zoning amendment. It was the consensus of the board that negotiations for subdivision must be for a specific type of home on a specific sized lot. Uses not currently allowed in a zone will not be allowed by contract zoning. We must make a strong statement that there is never to be more than one home per lot. We should require that restrictions be put in every deed.

ADJOURNMENT

Approved Date:_____

