

TOWN OF WATERBORO

PLANNING BOARD

Meeting Minutes

May 2, 2007

7:30 p.m.

Susan Dunlap, Chair, called the meeting to order at 7:30 p.m.

I. ROLL CALL

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

Members Absent: Tim Nelson

Others Present:	Les Berry	Joe Stanley	Lt. Mike Fraser
	Tina Smith	David Lowe	

II. APPOINTMENTS

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

The Board met with Les Berry, BH2M, regarding the site plan for Lakeside Community Church. The peer review was submitted by Sevee & Maher and they concur with the conclusions of the nitrate study conducted by Gillespie & Associates.

The applicant received comments from the DEP. They are requiring that the trench be pumped through a dirt bag which will be removed upon completion of construction; underdrain is to discharge on site. The applicant expects final approval from DEP shortly.

Lt. Mike Fraser, representing the fire department, stated that they have come to an agreement regarding fire protection issues. The applicant will place a 5,000 gallon cistern location to be approved by the fire department at time of placement. The sprinkler system will require a 3,000 gallon tank which will be placed under the floor of the building.

The applicant provided the lighting plan and information on the sprinkler system.

The plan included the location of the stop sign, relocation of the septic system and the width of the pavement on Route 5. The board questioned whether the width of the right of way needed to be included. After discussion and review of the ordinance, it was the

consensus of the board that the width of the pavement was acceptable because the ordinance doesn't specifically require ROW measurement.

A motion was made by Kurt Clason to approve the plan as submitted pending final approval from DEP. The motion was seconded by Judy Carll and carried unanimously. (Board members will be called in to sign the final plan when DEP approval is received.

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

Joe Stanley, Corner Post Land Surveying, met with the board to discuss the Stonewall Estates subdivision. He explained that this is a four lot subdivision; three lots of approximately 80,000 sq ft each and one lot of 49.5 acres.

The applicant explained that the large lot is due to the slope of the land and a stream on the property which make getting to the rear of this lot difficult. The large lot (49.5 acres) will have one building site along the Ossipee Hill Road with the balance of the property to remain untouched.

The applicant stated that the developer (Mr. Hay) will not be building houses, he is planning to sell house lots only. There will be a restriction placed on mobile homes; modular homes will be allowed.

The board questioned the test pits stating that they are not far enough apart. The lot shown as an outsale must be included. All lot splits within the last five years must be shown on the subdivision plan. The applicant agreed to add this lot to the plan.

It was determined that the abutters were not correctly shown on the plan. Mr. Stanley is to confirm that the Wright's were notified. The board tentatively scheduled a site walk for May 23, 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.

III. MINUTES OF PREVIOUS MEETINGS

Ø ***April 11, 2007***

A motion was made by Teresa Lowell and seconded by Kurt Clason to accept the minutes for the meeting held April 11, 2007. The motion carried (David Benton abstained from voting).

Ø *April 18, 2007*

A motion was made by Teresa Lowell to accept the minutes for the meeting held April 18, 2007. Sue Dunlap asked that the minutes be corrected to include discussion of the test pit locations and an outsale lot for the Stonewall Estates subdivision. Teresa Lowell withdrew her motion.

IV. REPORT OF OFFICERS

Sue Dunlap reported that the Contract Zoning amendment and changes to the Growth Management Ordinance were approved at the town meeting. The Planning Board budget was also approved. The Finance Committee recommended that the Planning Board review their fee schedule. A workshop will be set up to review these fees and discuss possible changes.

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Teresa Lowell made a motion to adjourn the meeting at 8:55 p.m. The motion was seconded by Kurt Clason and unanimously carried.