

**TOWN OF WATERBORO**  
**PLANNING BOARD**

**MEETING MINUTES**  
**May 23, 2007**

- Ø **6:00 p.m. Site Walk**  
**Stonewall Estates subdivision**  
**Ossipee Hill Road, Tax Map 7, Lot 9**

**Public Hearing to follow at Town Hall Annex upon completion of site walk**

- Ø **Public Hearing**  
**Stonewall Estates subdivision**  
**Ossipee Hill Road, Tax Map 7, Lot 9**

**I. ROLL CALL**

Board members

Present:	David Benton	Kurt Clason	Judy Carll
	Roland Denby	Teresa Lowell	
Absent:	Susan Dunlap	Tim Nelson	
Others:	John Hutchins	Frank Gooding	Larry Baker
	Mary-Ann Baker	Patti Berry	David Lowe

The chair (Susan Dunlap) and vice chair (Tim Nelson) were not in attendance. Teresa Lowell made a motion to appoint Kurt Clason as temporary chair for this meeting. The motion was seconded by Judy Carll and unanimously carried.

Kurt Clason called the public hearing to order. He stated that the board just completed a site walk for the Stonewall Estates subdivision. There was no public attendance at either the site walk or public hearing.

John Hutchins, Corner Post Land Surveying, addressed the board. He explained that there were now five lots in this subdivision. One lot, which had previously been marked as an outsale lot, has now been added to the subdivision. There are now four lots of 80,000 sq ft each and one lot of 49.5 acres. He noted the following items

- Road construction will not be required. Driveways will be sited for lots on Ossipee Hill Road.
- Hydro study is now being conducted.
- Additional test pits are being done to meet the required distance between test pits
- Applicant will meet with the fire chief

There were no further comments and the public hearing was closed at 6:58 p.m.

## **II. APPOINTMENTS**

### **Ø *Revision to subdivision plan*** ***Riverbend***

Frank Gooding addressed the board regarding a revision to the Riverbend subdivision. The property is now owned by York LLC. The applicant is requesting that the age restriction be changed to '***Individuals who are 55 years of age or older***' in accordance with the revised Growth Management Ordinance. This restriction would apply to the 8 condominiums (4 duplex units). The applicant advised that one duplex unit has already been constructed. He stated that the condominium association will be in place before the first condo is occupied.

Teresa Lowell made a motion to approve the application showing the change of owner and age restriction. The motion was seconded by Judy Carll and passed unanimously. The board members signed a mylar and copy of the revised plan.

### **Ø *Site Plan Review*** ***Revision - Baker Automotive*** ***Map 4, Lot 41***

The applicants were not yet present. The board reviewed a copy of the approved sketch plan that was marked to show the proposed expansion. The proposed 60' x 40' addition would include three work bays. This addition will be placed on existing pavement and there will be no addition to the impervious area. No additional fill will be required. Patti Berry stated that the applicants have more than the required parking area. The applicant is not expanding the types of service that are currently offered.

Larry and Mary-Ann Baker arrived at the meeting. Mr. Baker addressed the board stating that the addition to the building may require fill to match the foundation out back but he would not extend the fill beyond the existing paved area. There would not be additional pavement but existing pavement be torn up and redone. Patti Berry stated that the items on the checklist wouldn't change from existing approved site plan. She did not go over entire list as this construction wouldn't change original site plan approval.

David Benton made a motion to approve the site plan with the condition that there be no additional pavement. The motion was seconded by Judy Carll and unanimously carried.

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

### **Ø *April 18, 2007***

David Benton made a motion to approve the minutes for the meeting held April 18, 2007 with a note to include the rank of Lieutenant for Mike Fraser and his title as Waterboro Fire Marshal. The motion was seconded by Teresa Lowell and unanimously carried.

Ø *May 2, 2007*

Teresa Lowell requested a change to these minutes

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

**VII. MISCELLANEOUS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

A motion was made by Teresa Lowell to adjourn the meeting. The motion was seconded by David Benton and unanimously carried.