

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

July 18, 2007

7:30 p.m.

I. ROLL CALL

Board members

Present: Judy Carll

Roland Denby

Susan Dunlap

Teresa Lowell

Absent: David Benton

Kurt Clason

Tim Nelson

Hollis Planning Board:

Julie Larry, Chair

John Markley

John Wood

Christian Penney

Peter Gordon, Hollis CEO

Amy Waterhouse, Hollis PB Secretary

Others: Andy Morrill

Clyde Smith

Jamie Oman-Saltmarsh

Michael Abbott

Patti Berry

Tina Smith

David Lowe

Susan Dunlap, Chair, called the public hearing to order at 7:35 p.m.

II. PUBLIC HEARING

Ø The purpose of this hearing is to receive public comment regarding a request for a zone change to add the following to the permitted uses in the General Purpose District,

- Machinery and vehicle sales, service, repair facilities with a total building area no to exceed five thousand (5,000) sq. ft. with direct access to a state aid highway

The hearing was attended by two members of the public. Both of these people spoke in favor of the change. Mike Abbott, who submitted the request to the Selectmen, said he was trying to get the use added in order to operate a sales/repair shop. There are currently these types of uses in the area but they were there before the ordinance change when the area was zoned AR. Clyde Smith said that he owns the property that Mr. Abbott is interested in renting. .

The public hearing was closed at 7:38 p.m

After discussion, a motion was made, seconded and unanimously carried to recommend to the Board of Selectmen that this use be added to the conditional uses in the General Purpose Zone.

III. APPOINTMENTS

Ø ***Hidden Brook Subdivision, Map 14, Lot 25A***
Joint meeting with Hollis Planning Board
Andy Morrill, BH2M

Andy Morrill, BH2M, addressed the board regarding a revision to the Hidden Brook subdivision. The original subdivision was approved as a four-lot minor subdivision by the Hollis Planning Board. The Waterboro Planning Board waived review of the original subdivision because all of the structures would be located in Hollis. Neither town is willing to relinquish review authority for this subdivision revision.

Waterboro issues:

- Need recommendation from Fire Chief regarding fire protection measures to be used; pond located one-half mile or more from site.
- Subdivision abuts Carthage property; Sue Dunlap said there should be a deed restriction that the road can be used only for access to the lots of this subdivision.
- Hollis and Waterboro road standards have differing requirements for the road. The road is located in Hollis and serves a home in Waterboro.
- Hydro study has not been done.
- Municipal services
- Further development to be prohibited.

Hollis issues:

- With the additional lot, this would be considered a major subdivision.
- Lots in a major subdivisions may not access an existing street (Section 11.3 H)
- The proposed right of way is an easement across the Martell lot and will require a maintenance agreement.
- Applicant will move existing trailer to meet setback from the right of way
- Performance bonds
- Stormwater management

Jamie Oman Saltmarsh suggested that the applicant meet with each board and review their subdivision checklist and request waivers, as needed, from each town. A joint meeting was scheduled with the Hollis Planning Board for Tuesday, August 14, 2007, 7 p.m. at the Hollis Community Building.

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

John Hutchins met with the board to discuss the Stonewall Estates subdivision. The following items were noted:

- Ø Hydro study has been completed
- Ø Each lot must have two test pits located at least 50 feet apart. Lot 1 needs a second test pit.
- Ø The entire tract must be shown on the plan.
- Ø Proposed driveways need a level area (20') to access the Ossipee Hill Road
- Ø Applicant asked for waiver of stormwater drainage plan; will need opinion from Road Review Committee and Road Commissioner.
- Ø Need input from the Fire Chief
- Ø Well exclusion line on abutter's property; well on abutters property (Williams) not shown on plan.
- Ø No further development will be allowed on Lot 5.

IV. MINUTES OF PREVIOUS MEETINGS

Ø *June 20, 2007*

This item was held over to the next meeting.

V. REPORT OF OFFICERS

VI. OLD BUSINESS

VII. COMMUNICATION

- Ø Memo from the Selectmen regarding Planning Board fees

VIII. MISCELLANEOUS

IX. NEW BUSINESS

X. ADJOURNMENT

XI.

A motion was made by Teresa Lowell to adjourn the meeting at 10:35 p.m. The motion was seconded by Judy Carll and unanimously carried.

Approved Date: _____