

**TOWN OF WATERBORO  
PLANNING BOARD**

***MEETING MINUTES***

***September 19, 2007***

***7:30 p.m.***

**ROLL CALL**

Planning Board	David Benton	Judy Carll	Kurt Clason
Members Present:	Susan Dunlap	Teresa Lowell	
Absent:	Roland Denby	Tim Nelson	
Others:	Dan Welch	John Swann	Jim
Katsiaficas			
	Steve Brook	Lt Mike Fraser, Waterboro Fire Marshal	
	Patti Berry	Tina Smith	David Lowe

Susan Dunlap, Chair, opened the meeting at 7:35 p.m.

**APPOINTMENTS**

***Revision to Site Plan***

***Lakeside Community Church, Map 13, Lot 51-1***

***Sokokis Trail***

The applicant was not present, so the Chair moved to the next item on the agenda.

***Relocation of Structure in Shoreland Zone***

***Dan Welch, Map 38, Lot 12***

***98 Logan Circle***

Dan Welch addressed the board regarding a relocation of a structure in the shoreland zone. The board conducted a site walk on September 11, 2007, and noted the following items:

Trees will need to be removed in order to relocate the structure. The CEO will verify which trees are to be removed and stipulate what should be replanted.

The applicant will relocate the driveway in order to access the garage in the basement of the proposed structure. The applicant has not determined if he will retain the current driveway configuration. The CEO will verify that the lot coverage does not exceed 20%.

The proposed structure will meet the sideyard setback of 35'.

The CEO will determine that the proposed structure does not exceed the allowed 30% expansion

David Benton made a motion that the Planning Board approves the request to remove the existing building and relocate the proposed structure 23' from the shoreline. The applicant must adhere to erosion control measures and revegetate the property. The Board determined that the proposed structure will be moved to the greatest practical extent. The motion was seconded by Kurt Clason and unanimously carried.

***Preliminary Subdivision Plan***

***Les Bois Carthage***

***Bernard Heights Phase 1***

John Swann (Owen Haskell, Inc.) and Jim Katsiaficas (Perkins/Thompson) representing Les Bois Carthage, met with the Board to discuss the Bernard Heights, Phase 1, subdivision. This is a 12 lot subdivision of a portion of the land owned by Les Bois Carthage.

The following items were noted:

Information has been submitted to York County Soil & Water; no response has been received.

Test pits for all of the lots have been completed.

A second 10,000 gallon cistern has been proposed at the end of the Huff Road.

The proposed subdivision road is almost 3,000' feet in length. A waiver will be required to exceed the 600' dead end limit. Lt Fraser stated that the turn around must be large enough to accommodate fire equipment.

John Swan stated that the Huff Road now intersects New Dam Road at a 30° angle.

They plan to relocate so it intersects at a 90° angle. The road may have to be realigned in order to meet the 25' buffer around the cemetery. The applicant stated that they would like to begin construction of the road this fall. They will provide a construction schedule.

Hydro study has not been done. Teresa Lowell said that part of the discussion on waiving the hydro study was the uses allowed on each lot. John Swann will contact the owner to see if they will agree to a restriction of a single family house on each lot. He added that all lots, except Lot 12, are restricted from further subdivision.

Jim Katsiaficas stated that the developers intend to form a home owners association.

These documents are to be filed at the courthouse.

A 40' recreational easement was shown on the plan. This is being relocated in lieu of using Huff Road.

John Swan contacted the school and they said that the bus will pick up students at the corner; he will contact the Post Office regarding mail delivery

Sue reviewed the check list. The following items must be noted on the plan

Soil Engineer, Professional engineer, seal of approval  
Abutting homeowners, including across the streets  
Detail page  
Measurements for New Dam Road and Huff Road; measurement for recreational  
easement  
Two test per lot separated by 50'.

A site walk was scheduled for Tuesday, September 25, 2007 at 5:30 p.m. The Public Hearing was scheduled for Wednesday, October 3, 2007 at 7:30 p.m. Jim Katsiaficas will notify abutters.

***Revision to Site Plan***

***Lakeside Community Church, Map 13, Lot 51-1  
Sokokis Trail***

Steve Brook addressed the board regarding a change to the site plan for the Lakeside Community Church. He stated that they will be able to complete the tar for the parking lot but may not be able to get the striping of the parking lot and lights in the rear of the building completed before cold weather. He also questioned whether this time of year is optimum for the planting of shrubs. He added that the lawn should be complete.

Judy made a motion that an occupancy permit be granted with the following items outstanding

Painted lines in the parking lot  
Lights in the rear of the building  
Planting of shrubs

These items must be provided by July 30, 2008 or the occupancy permit will be revoked. The motion was seconded by Teresa Lowell and passed unanimously.

The applicant was reminded that the 'As Built' must be provided before an occupancy permit will be issued.

**MINUTES OF PREVIOUS MEETINGS**

***September 5, 2007***

(The minutes of the meeting held September 11, 2007, were not included. Tabled until the next meeting)

**REPORT OF OFFICERS**

Sue Dunlap reported that she attended the Public Hearing regarding fee changes conducted by the Selectmen on September 18, 2007. The question came up about a law prohibiting a Planning Board from making a profit. It was unclear if this determined by project or at the end of the year. The board will get a legal opinion. The Selectmen tabled

the vote at their meeting.

**OLD BUSINESS**

**COMMUNICATION**

**MISCELLANEOUS**

**NEW BUSINESS**

**ADJOURNMENT**

At 9:10 p.m., Teresa Lowell made a motion to continue the meeting to Tuesday, September 25, 2007, at 5:30 p.m. in order to conduct a site walk for the Bernard Heights Phase 1 subdivision. The motion was seconded by Kurt Clason and unanimously carried.

***MEETING MINUTES***

*September 25, 2007*

*5:30 p.m.*

(The Planning Board meeting held September 19, 2007 has been continued to September 25, 2007 at 5:30 p.m.)

**SITE WALK**

***Preliminary Subdivision Plan (Map 17 Lot 4T-14 and Map 14 Lot 44T)***

***Les Bois Carthage - Bernard Heights Phase 1***

***New Dam Road and Huff Lane***

The meeting was reconvened at the Bernard Heights subdivision site to conduct a site walk.

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

Absent:	David Benton	Tim Nelson
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Others:	John Swann	Tina Smith
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John Swann showed the flags marking the location of the front of each lot. He stated that a 75' radius turnaround will be constructed to allow the fire truck to turn around. The

road will need to be moved slightly to allow the buffer around the cemetery.

At 6:50 p.m., a motion was made by Teresa Lowell to adjourn the meeting. The motion was seconded by Sue Dunlap and unanimously carried.

Approved Date: \_\_\_\_\_

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