

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

October 3, 2007

7:30 p.m.

ROLL CALL

Planning Board	Judy Carll	Kurt Clason	
Members Present:	Susan Dunlap	Teresa Lowell	
Absent:	David Benton	Roland Denby	Tim Nelson
Others:	John Swann	Jim Katsiaficas	Dwight
Anderson			
	Paul Fortin	Lee Dezan	Brad Lodge
	Jon Gale	Frank Allen	Tammy Macedo
	Patti Berry	Tina Smith	David Lowe

Susan Dunlap, Chair, opened the public hearing at 7:30 p.m.

PUBLIC HEARING

Subdivision Plan - Les Bois Carthage

Bernard Heights Phase 1

Map 17 Lot 4T-14 and Map 14 Lot 44T

John Swann addressed the board regarding the Bernard Heights subdivision. The board is currently reviewing Phase 1. This is a 12 lot subdivision of a portion of the land owned by Les Bois Carthage. Each of the lots is larger than the 5 acres required by the zone. The applicant is proposing to building 3000' of private road to town standards for a gravel road. The road is to remain private and maintained by the homeowners association. More than four miles of a 40' wide recreational easement is to be given to the town. All but one lot (#12) will be restricted to 'No Further Division.' (This lot is being reserved because the abutter might want to acquire some additional land.) A 25' wide buffer will be reserved around the cemetery; posts and chains will be set up to identify the cemetery site.

A letter from Patti Berry, Code Enforcement Officer, was discussed. The Ossipee Landing subdivision was developed from a portion of property owned by Les Bois Carthage. Bernard Way, a road in this subdivision, was originally intended to internally connect those lots with the next phases of the subdivision. Paul Fortin, part owner of the property, stated that originally they were working for a totally different division of the property. Based on the request of the town of Waterboro, they have moved away from

the small lots. Teresa Lowell stated that looking at the history, if we are going to have a road that comes to an abrupt stop, will the plan change for the remainder of the scope of this project? She stated that she was not satisfied with the explanation and would like to see a diagram of how Bernard Way was going to serve 200 one-acre lots. John Swann stated that it was not the applicant's intention to pick up more lots.

There being no questions from the public, Sue Dunlap closed the public hearing at 7:55 p.m.

APPOINTMENTS

Subdivision Plan - Les Bois Carthage Bernard Heights Phase 1 Map 17 Lot 4T-14 and Map 14 Lot 44T

Sue Dunlap opened the regular meeting, noting the absence of Roland Denby, Tim Nelson and David Benton.

Jim Katsiaficas stated that the applicant does not have a plan to continue Huff Lane and they are proposing a 3,000' long dead end road, the small number of lots does not support extending Huff Lane to the Chadbourne Ridge Road. The applicant has proposed two 10,000 gallon cisterns and an 18' road width; the Fire Department is requesting two 30,000 gallon cisterns and a 24' wide road. Kurt Clason suggested providing a turn out area so that one truck could pull over and allow another truck to pass. Sue Dunlap stated that we have three issues: fire protection, questions on Bernard Way and the original intention of the development, and the safety issue of the 3,000' road. The Planning Board agrees that we would like to preserve the 'ruralness' of this area and have encouraged the large lots and not required paving of the road. But the question is how do people get out of the further lots in the event of an emergency. The Fire Chief has made a recommendation to the board of what is necessary for public safety.

Teresa Lowell stated that she has a problem with the 3,000' dead end road and suggested that Huff Lane be extended to the Chadbourne Ridge Road. She added that the zoning ordinance has parameters of a 600' dead end road and we would be disregarding the ordinance to waive this requirement. Paul Fortin stated that he has no problem in adding the 'No Further Division' requirement to Lot 12, agreed to add turn around areas on the road and put in the two 30,000 gallon cisterns; the fire department would maintain the fire cisterns. He is willing to grant a 50' wide easement following the existing Huff Lane. It is very likely that this undeveloped portion of the road may be improved in the process of hauling gravel for the road. Jim Katsiaficas added that this easement would be for the use of the land owners or Carthage Lumber.

John Swann stated that the stone walls would be gone if the entire road is widened and suggested a turn around on Lot 9. Sue Dunlap asked if the concept for the property is

going to change again. Are other lots going to be connected? Paul Fortin suggested that after this phase is approved, we schedule a work session to review future phases.

Sue Dunlap asked what would happen to the land in the crescent between the existing road and the proposed road. John Swan said that they need to figure that out but are not creating another lot. It may be incorporated as part of the right of way, or as common land owned by the homeowners association.

Sue Dunlap stated that there were waivers that the board needed to approve by vote. They are: hydro study, road length, scale of map, pavement. The board agreed that the hydro study could be waived as long as each lot only had a single family residence. A motion was made by Kurt Clason to approve these waivers. The motion was seconded by Judy Carll. Teresa Lowell asked that the motion be modified to include the 50' wide easement (extending Huff Lane to Chadbourne Ridge Road). Kurt Clason modified his motion to include the 50' wide easement, in accordance with Section 9.3.1.2 of the subdivision ordinance. Judy Carll seconded the modified motion and it passed unanimously.

The plan has been sent to York County Soil and Water Conservation District, no response from them yet. Jim Katsiaticas stated that he is preparing the homeowners association documents. The deeds and plan will include 'No further division' on each lot.

Kurt Clason made a motion to accept the preliminary plan as proposed; to include two 30,000 gallon cisterns to be maintained by town after initial filling, turn out spaces, turn around for the fire truck to be a minimum radius of 45'; no further development of Lots 1 through 11; Lot 12 may be further divided. The motion was seconded by Teresa Lowell and carried unanimously.

Preliminary Subdivision Plan

Property of Gail and Lee Dezan

Map 3 Lot 12-3 - West Road

Steve Horne, Middle Branch LLC

Brad Lodge, Middle Branch, addressed the board regarding the Dezan subdivision plan. This is a three lot subdivision of 33.14 acres. There will be a 400' private road built to local volume standards. The comments from Southern Maine Regional Planning Commission were reviewed.

The applicant would like to build a home on the third lot and maintain it for his own use.

Further division of this lot will need to come to the Planning Board for approval. Sue Dunlap stated that in the past the hydro study has been waived for three lot subdivisions. She added that if a waiver is granted, the record must clearly show that when the lots are further divided a hydro study would be required on the full acreage and the following wording added to the plan: Further division of lot 3 will require a hydrogeological study

of the entire parcel. Kurt Clason would like to see a hydro study done due to the small size of two of the lots. After discussion, it was agreed that decisions on the waivers would be made after the site walk.

The board reviewed the checklist and noted the following items:

Title needs to be added to the plan (Dezan subdivision)

Engineer/Soil Scientist references need to be added to the plan

Width of West Road should be shown on the plan

Review of plan by York County Soil and Water Conservation District

Greenbelts will be added to the plan

Waiver for low volume road

The applicant proposed sprinkler systems for fire protection. The applicant stated that they plan to begin construction Spring 2008, or as soon as growth permits are available

A site walk was scheduled for Tuesday, October 9, 2007 at 5:00 p.m. The board requested that the applicant mark the corners of the lots and the center line of the road. The public hearing will be held on Wednesday, October 17, 2007, at 7:30 p.m.

Tammy Macedo asked to address the board. She explained that she lives across the road from the proposed subdivision. She asked about the 50' green belt along the road; the applicant agreed to mark out this area so she could see the area covered. Ms. Macedo also expressed concerns about the curve in the road, the speed at which traffic moves through the area, school bus stops, and sight distances from driveways. Sue Dunlap advised that West Road is a state road and they set speed limits; speeding is an enforcement issue.

Goodall - Phase II

Informational meeting

Ken Lamoreaux, Sheridan Corporation

Ken Lamoreaux addressed the board regarding a proposed site development plan for the Goodall Medical Office building site. They are proposing four additional office buildings which would house medical and dental offices. There is also the possibility of other offices and a bank. Ken Lamoreaux explained that Goodall will own the facility. He has been advised that DOT will not allow another entrance but will allow another turn lane. The septic system was designed to accommodate all of these buildings. Mr. Lamoreaux had met with DEP and will email a copy of their check list. The peer review of Goodall's previous site plan was discussed. Mr. Lamoreaux asked whether the same procedures would be followed and questioned the value of someone else reviewing the plan. He stressed that Goodall invests in good companies to do their plans and the DEP has already reviewed them.

MINUTES OF PREVIOUS MEETINGS

September 5 and 11, 2007
September 19 and 25, 2007

The review of the minutes was held over to the next meeting.

REPORT OF OFFICERS

OLD BUSINESS

COMMUNICATION

Letter from Patti Berry, CEO, regarding Bernard Heights
Memo from Road Review Committee, regarding Stonewall Estates

MISCELLANEOUS

NEW BUSINESS

ADJOURNMENT

At 10:45 p.m., Kurt Clason made a motion to continue the meeting to Tuesday, October 9, 2007, at 5:00 p.m. in order to conduct a site walk for the Dezan subdivision. The motion was seconded by Teresa Lowell and unanimously carried.

MEETING MINUTES ***October 9, 2007*** ***5:00 p.m.***

(The Planning Board meeting held October 3, 2007, has been continued to October 9, 2007 at 5:00 p.m.)

SITE WALK

Preliminary Subdivision Plan
Property of Gail and Lee Dezan
Map 3 Lot 12-3 - West Road
Steve Horne, Middle Branch LLC

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

Absent: Tim Nelson

Others: Lee Dezan Brad Lodge

The Site walk for the Dezan subdivision commenced at approximately 5:10 p.m. No members of the public were present.

The group walked the centerline of the internal road and beyond, viewing the house lots and locating the wetlands. There was discussion regarding a hydro study, future development, the wetlands. Any waivers granted would be worded very explicitly on the plans. MDOT has granted an entrance permit, the Board questioned if MDOT has confirmed sight distance. The Board discussed the internal road, possible impact of exiting car headlights on neighbor across the street and whether findings of the MDOT traffic study in the area would result in a speed limit reduction on West Road.

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Kurt Clason motioned to adjourn at 6:11 PM, seconded by Judy, all in favor.

Approved Date:_____

