

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

October 17, 2007

7:30 p.m.

ROLL CALL

Board Members

Present:

David Benton

Roland Denby

Judy Carll

Susan Dunlap

Kurt Clason

Teresa

Lowell

Absent:

Tim Nelson

Others Present:

Lee Dezan

Brad Lodge

John Hutchins

Matthew Tarring

Ben Bragdon (from

The Reporter)

David Lowe

Tina Smith

PUBLIC HEARING

Dezan Subdivision

Map 3 Lot 12-3 - West Road

Steve Horne, Middle Branch LLC

Susan Dunlap, Chair, called the public hearing to order at 7:35 p.m. Brad Lodge, Middle Branch LLC, addressed the board regarding the Dezan subdivision. This is a proposed three lot subdivision on West Road, just beyond Federal Street. Access to the lots will be by a private way, to be built to low volume standards. The road is 490' long and will have a hammerhead turnaround.

There were no questions and Sue Dunlap closed the public hearing at 7:38 p.m.

APPOINTMENTS

Dezan Subdivision

Map 3 Lot 12-3 - West Road

Steve Horne, Middle Branch LLC

Sue Dunlap reviewed the Preliminary Plan checklist noting the following items

Title to be 'Dezan subdivision

Engineer's stamp to be added to final plan

Homes to have sprinkler systems, need Fire Department approval
Width of West Road to be added to plan

Change to Note 8 -: For further division, a Hydro study **will be required**. (The board seated at time of review will have option to waive.)
Confirmation that York County Soil & Water Conservation District is reviewing this plan
Culvert size not specified on DOT permit; applicant will place 15" culvert at the entrance of the private road; check with the Road Commissioner for recommendation
Add note on green belt to the plan

A motion was made by Teresa Lowell to approve the preliminary plan, with notes to be added to the plan on the green belt, culvert and waiver of hydro. The motion was seconded by David Benton and unanimously carried.

Stonewall Estates Subdivision
Ossipee Hill Road, Tax Map 7, Lot 9
John Hutchins, Corner Post Land Surveying

John Hutchins addressed the board regarding the Stonewall Estates subdivision. He received the recommendations from the Road Review Committee and has added the requested changes to the plan. He stated that the applicant will be selling lots and will require homes to be constructed with sprinkler systems; Note 12 on the plan will be changed to include the recommendations from the Fire Department. The hydro study has been completed.

Due Dunlap reviewed the checklist and the comments from SMRPC, noting the following items:

Hydro study complete; peer review will not be required, SMRPC concurs.
No bond required because there are no improvements on site.
Easements will need to be accepted by Town of Waterboro and put in the deed for each lot
Further division of Lot 5 would require Planning Board review

Kurt Clason made a motion to grant waivers for the Stormwater Management Plan and Soil Erosion and Sedimentation Control Plan. The motion was seconded by Teresa Lowell and unanimously carried.

A motion was made by Teresa Lowell to approve the final plan pending receipt of a mylar which includes the Fire Department recommendation. The motion was seconded by Kurt Clason and unanimously carried.

MINUTES OF PREVIOUS MEETINGS

September 5 and 11, 2007

A motion was made by Teresa Lowell to accept the minutes for the meetings held September 5 and 11, 2007. The motion was seconded by Roland Denby and carried unanimously. (David Benton abstained.)

September 19 and 25, 2007

A motion was made by Teresa Lowell to accept the minutes for the meetings held September 19 and 25, 2007. The motion was seconded by Kurt Clason and carried unanimously. (Roland Denby abstained.)

REPORT OF OFFICERS

OLD BUSINESS

COMMUNICATION

MISCELLANEOUS

NEW BUSINESS

ADJOURNMENT

A motion was made by Teresa Lowell to adjourn the meeting at 9:05 p.m. The motion was seconded by David Benton and unanimously carried.

Approved Date: _____

