

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES
November 7, 2007
7:30 p.m.

ROLL CALL

Board Members

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

Absent: Tim Nelson

Others Present: Donna Castaldo Glenn Charette John Malone
 Patti Berry David Lowe Tina Smith

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

APPOINTMENTS

Day Care Conditional Use
Map 5 Lot 6 - 337 Main Street

Donna Castaldo

Donna Castaldo addressed the board regarding a conditional use permit to operate a daycare center. She explained that she currently operates a daycare from her home and will be moving to this location. Ms. Castaldo would like to use all of the space in the building and also remodel the garage at a later date to be used as part of the daycare. She would like to operate from 7 a.m. to 5:30 p.m. According to state requirements she could accommodate 22 children in the existing building, with an additional 18 children when the garage is remodeled. The number of employees depends on the age of the children.

The property is located within the General Purpose zoning district and contains 36,300 sq ft. The owner of record is Goodall Hospital; the applicant has a purchase and sales agreement. The applicant provided proof that the abutters were notified.

A motion was made by Kurt Clason to approve the Conditional Use Permit application of Donna Castaldo to operate a child care center/nursery school with the following conditions:

No more than 40 children
Six dedicated parking spaces for staff and drop-off
Play ground with 4' fence adjoining the child care center/nursery school

The motion was seconded by Judy Carll and passed unanimously.

Waterboro Village Pediatrics - Site Plan
Map 8, Lot 43A - 43 Sokokis Trail
Glenn Charette

Glenn Charette addressed the board regarding a site plan for Waterboro Village Pediatrics. The property is 1.3 acres and is located in the Village Zone. The applicant is requesting a waiver for the nitrate study. A nitrate study was conducted in 2003 for the original site plan application. The conditions of approval from 2003 were that they provide proof that their water passes safe drinking standards. Board members question the location of the well and the distance of the nitrate plume and whether they should require that they be placed on town water.

Dave Benton asked to abstain because he is on the Water District board. Teresa Lowell makes a motion to accept Dave's abstention. The motion is seconded by Kurt and carried unanimously.

Mr. Charette explained that the septic system will be relocated and enlarged to accommodate the increase in numbers of doctors and patients. Kurt Clason noted that according to the septic plans the design flow would increase from 590 gallons per day to 870 gallons per day and that the existing well is to be discontinued. Kurt added that the nitrate plume on the original study came to the edge of the field and questions where it would be based on the new design.

John Malone, an abutter to the property, expressed his concerns about paving of the existing gravel parking lot, location of the seasonal brook and additional storm water runoff.

Mr. Charette stated that the parking area would remain gravel; the building roof line will change with the drip edge on the parking lot side but will not worsen the existing conditions.

Teresa Lowell made a motion that the request for waiver of the hydro study be denied. The motion was seconded by Kurt Clason and carried unanimously.

The Board stated that the application would be placed on the agenda for the November 28, 2007 meeting if the information from R. W. Gillespie & Associated was received by November 21st.

Teresa Lowell made a motion for Dave Benton to return to the Board. The motion was seconded by Kurt Clason and carried unanimously.

MINUTES OF PREVIOUS MEETINGS

October 3 and 9, 2007

A motion was made by Teresa Lowell to accept the minutes of October 3 and 9, 2007 (corrected to read 50' easement extending from Huff Road to Chadbourne Ridge Road). The motion was seconded by Judy Carll and passed unanimously.

REPORT OF OFFICERS

OLD BUSINESS

COMMUNICATION

MISCELLANEOUS

NEW BUSINESS

ADJOURNMENT

A motion was made by Kurt Clason to adjourn the meeting at 8:55 p.m. The motion was seconded by Teresa Lowell and passed unanimously.

Approved Date: _____
