

TOWN OF WATERBORO

PLANNING BOARD

MEETING MINUTES

February 20, 2008

7:30 p.m.

I. ROLL CALL

Board Members

Present:	David Benton	Judy Carll	Kurt Clason
	Susan Dunlap	Teresa Lowell	Tim Nelson

Absent:	Roland Denby
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Others Present:	Bill Thompson	Mark McCallum	John Vacari
	Jim Katsiaficas		
	Patti Berry	David Lowe	Tina Smith

Susan Dunlap, chair, called the meeting to order at 7:30 p.m.

II. APPOINTMENTS

Ø Sketch Plan – 19 Lot Subdivision

Map 4, Lot 22 – Off West Road

William Thompson – BH2M

David Benton asked the board to consider excusing him from this subdivision review because he is a member of the Board of Trustees for the Water District and this project includes a waterline that will benefit the water district. Sue Dunlap asked David if he could make an unbiased decision on the project. David responded that he would not be biased. Tim Nelson made a motion to have David remain seated on the board through the review of this application. Kurt Clason seconded and the motion carried 5-0 (David Benton abstaining).

Bill Thompson addressed the Board to discuss the proposed subdivision. The 19 lots are each larger than 40,000 sq ft in size as required by the zone. This phase of the project will not trigger DEP site location permit; further development will require DEP review. Applicant has contacted Maine Historical Preservation; a Level 1 Archeological study will be required.

The sketch plan checklist was reviewed by the board; all items are complete. Sue Dunlap questioned whether board members have objections to anything on this plan that would keep them from developing the water line. Tim Nelson has problems with the 25' right of way.

Tim Nelson and Kurt Clason question the brook crossing.

Tim Nelson made a motion to accept the sketch plan as presented. The motion was seconded by Kurt Clason and passed unanimously.

III. MINUTES OF PREVIOUS MEETINGS

Ø December 19, 2007

A motion was made by Teresa Lowell to accept the minutes for the meeting of December 19, 2007. The motion was seconded by Kurt Clason and carried 5-0 (Tim Nelson abstaining).

Ø January 2, 2008

A motion was made by Teresa Lowell to accept the minutes for the meeting held January 2, 2008. The motion was seconded by Judy Carll and carried 5-0 (Tim Nelson abstaining)

Ø January 16, 2008

A motion was made by Kurt Clason to accept the minutes for the meeting held January 16, 2008. The motion was seconded by Tim Nelson and carried 6-0

IV. REPORT OF OFFICERS

V. OLD BUSINESS

Ø Final Subdivision Plan - Bernard Heights Phase 1 Map 17 Lot 4T-14 and Map 14 Lot 44T Jim Katsiaficas – Perkins/Thompson

Jim Katsiaficas met with the board to discuss the final approval of the Bernard Heights subdivision. Jim stated that they have finally come to an agreement with the Board of Selectmen, and it is shown in Note 10. Kurt stated that the approval was with two 30,000 gallon fire tanks, the note says two 60,000 gallon tanks

A motion was made by Tim Nelson to accept the amended plan with note 10 added, as per Board of Selectmen (correction should read two 30,000 gallon cisterns). The applicant will get a corrected copy for the Planning Board to sign. The motion was seconded by Judy Carll and passed unanimously.

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Tim Nelson made a motion to adjourn the meeting at 8:05 p.m. The motion was seconded by Kurt Clason and unanimously carried.

Approved Date:_____
