

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

October 15, 2008

6:00 p.m. Site Walk - Sylco Cabinetry
Main Street (Map 4, portion of Lot 30A)

Board Members

Present:	Judy Carll	Kurt Clason
	Teresa Lowell	Tim Nelson

Absent:	David Benton	Roland Denby	Susan Dunlap
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Others Present:	Mike Hammond	William Calvert	Doug Foglio
	Charles Brown	Tina Smith	

Attendees viewed locations of proposed structure, clearing limits, driveway entrance and edge of pavements and wetlands.

7:00 p.m. Public Hearing (at Town Hall Annex)
Site Plan Review – Sylco Cabinetry

I. ROLL CALL

Board Members

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

Absent:	Roland Denby	Susan Dunlap
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Others Present:	William Calvert	Shawn Cahill	Michelle Fournier
	Julie Bayley	Rick Hull	Jeff Lennon
	David Joy	Dennis Brewster	Doug Foglio
	Alicia Fiske	Mike Hammond	
	Kelsey Brimmer (<i>The Reporter</i>)		
	Tom Ursia	Patti Berry	
	David Lowe	Tina Smith	

Tim Nelson, acting chair, called the meeting to order at 7 p.m. He explained that a site walk was held previous to this public hearing. He asked audience members to use the sign in sheet.

Charlie Brown, Sebago Tech, recapped the site plan application. Sylco currently has an existing operation and would like to move into the proposed 10,000 square foot building

located north of the Architectural Skylight building. The access to the site is through a new entrance drive, approved by Maine DOT. The proposed structure is a pre-engineered 80' x 120' building. A color rendering of the site was provided.

Bill Calvert questioned if this would impact Water District customers as water restrictions were placed in July. Dave Benton answered that those restrictions were voluntary and are sent to all water district customers. The Water District is planning an additional well which will be going online soon; there are no water shortages.

There were no further comments and the public hearing was closed.

Planning Board meeting to continue at Town Hall Annex upon completion of Public Hearing

II. APPOINTMENTS

- *Site Plan Review – Sylco Cabinetry*
Map 4 Lot 30A (portion) - Main Street
Charlie Brown – Sebago Technics

The site plan standards were reviewed, noting the following:

- ✓ DOT entrance permit received
- ✓ Letter received from Lt. Mike Fraser of Waterboro Fire Department; sprinkled building; design being reviewed by the State Fire Marshal's office
- ✓ Spray booth information received; applicant states that there will be a few hours of spraying per week
- ✓ No hazardous waste on site
- ✓ Lighting information received

Kurt Clason made a motion to approve the site plan application. The motion was seconded by David Benton and passed 5-0.

- *Site Plan Review – Alfred-Waterboro Veterinary Hospital*
Map 1 Lot 3 – 1251 Main Street
David Joy – Joy & Hamilton Architects

David Joy addressed the board regarding the site plan application for the Alfred-Waterboro Veterinary Hospital. The applicant is planning to construct two small additions to the existing building. These additions total 500 square feet and will be used to enlarge the waiting room and reception area and provide a new handicapped entrance. The surgical and treatment area will be shifted around and an additional exam room will be added. No additional personnel will be employed. Hazardous waste is currently picked up by an approved carrier. The handicapped bathroom will be relocated. On the exterior, there will be as little site work as possible. The parking area will be increased by three spaces; the

existing driveway will be shifted over a few feet. This site has been stabilized for more than 20 years.

Kurt Clason made a motion to waive the requirements for contour lines and stormwater management. The motion was seconded by Teresa Lowell and carried 5-0.

Board members discussed their familiarity with the site having made use of the veterinary services for their pets. Teresa Lowell made a motion to waive the site walk. The motion was seconded by Kurt Clason and carried 5-0.

Judy Carll made a motion to approve the plan as presented. The motion was seconded by Teresa Lowell and carried 5-0.

➤ ***Site Plan Review – Lake Arrowhead Realty Group
Map 21 Lot 22 – 1579 Goodwins Mills Road
Julie Bayley, Michelle Fournier***

Rick Hull, an attorney from Biddeford, addressed the board regarding the site plan application. He explained that Michelle Fournier is the owner of the property and is applying to operate a small real estate office. The property was operated as many different businesses in the past, most recently, it was Crazy Little Takeout. The applicants have been in this process for a fair amount of time. The plans have been presented and ruled as a complete application. There have been no modifications to exterior of structure.

Teresa Lowell stated that the submitted plans were difficult to read and questioned the number of parking spaces that would be required. Julie Bayley stated that there will be one employee at this location, or no more than three. Ms. Bayley added that an old porch that had been on the building was destroyed by snow and has been removed. The parking in back of the building would be for an employee. Kurt Clason questioned how car #2 can access the proposed space. Tim Nelson said that the applicant must verify that the septic tank can be parked on or that parking space will be eliminated.

Board members stated that there were many issues to be answered on this application. The applicant is to work with the staff, preferably the planner, to resolve the number of open items.

Board members requested a site walk. The applicant is to mark the boundary lines and the proposed parking spaces. Julie Bayley stated that there is a fence on three sides of the property.

Teresa Lowell made a motion to waive the requirements for topography, landscaping and utility locations. The motion was seconded by Judy Carll and carried 5-0.

Kurt Clason made a motion to schedule the site walk for November 5. The motion was seconded by David Benton and carried 5-0.

Board members requested plans that were drawn to scale with more clarification. Rick Hull questioned this request as the application was determined to be complete. Patti Berry read a portion of her letter which stated that the board would determine if the size of the plan submitted by the applicant was acceptable. Board members decided to accept 11" x 17" plans as long as the required items are shown. The applicant is to submit plans that are drawn to scale showing the customer service area and the proposed parking spaces.

III. MINUTES OF PREVIOUS MEETINGS

- *August 20 & 27, 2008*
- *September 3, 2008*

Kurt Clason made a motion to accept the minutes of the previous meetings. The motion was seconded by Judy Carll and carried 4-0 (Tim Nelson abstained).

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt Clason made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by David Benton and passed unanimously.

Approved Date: 12-17-08

Teresa Lamm
Judy Carll
[Signature]
David Benton

