

**TOWN OF WATERBORO**  
***PLANNING BOARD***

***MEETING MINUTES***  
***December 17, 2008***

**I. ROLL CALL**

Board Members

Present:	David Benton (arrived late)	Judy Carl
	Kurt Clason	Susan Dunlap
		Teresa Lowell

Absent:	Roland Denby	Tim Nelson
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Others Present:	Bill Thompson	John Vacari (Water District)
	Patti Berry	Tina Smith
		David Lowe

***7:30 p.m. Public Hearing***  
***Subdivision Plan – Green Court Acres***  
***Off West Road – Map 4, Lot 22***  
***Bill Thompson BH2M***

Sue Dunlap, Chair, called the public hearing to order at 7:30 p.m., noting that there were no members of the public in attendance.

Bill Thompson, BH2M, addressed the board regarding the proposed Green Court Acres subdivision. This is a proposed 19 lot subdivision to be served by public water, on site septic and underground electric service. He added that at the site walk abutting wells were located. This is a very flat site with no wetlands. The applicant has met with DEP for a Stormwater Permit. Site location will not be required because less than 30 acres of area is being developed. A reclamation plan for the gravel pit will be required. Level 1 Archeological survey has been completed as requested by the state. The access road is 2700' long with a secondary access over Barb's Way. The plan is to pave the 24' wide road to town standards and offer as a town road at a later date.

Board members questioned use of the road by school buses or fire equipment. Applicant stated that the turn around will be adequate for this equipment.

The public hearing was closed at 7:37 p.m.

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

Susan Dunlap, Chair, called the meeting to order.

## II. APPOINTMENTS

*Subdivision Plan – Green Court Acres  
Off West Road – Map 4, Lot 22  
Bill Thompson BH2M*

The board reviewed the check list prepared by Tom Ursia. The following items were discussed:

- Common open space may be a recreational lot open to the public, taxes divided between lot owners
- Letter has been received from the Water District
- Waiver requested for dead end road over 600'
- Waiver requested for hydro study
- Location of abutters wells has been added to the plan
- Scale of plan should be 1" = 60'; is shown as 1" = 100"; waiver will be required
- Letter from York County Soil & Water has not been received
- Schedule of construction has not been determined; applicant to build road only
- Proposed to build road for Phase I development to base coat paving; final coat within a year
- Terms of 'Letter of Credit' need to be determined between developer and Board of Selectmen; developer to provide estimate for costs of improvements
- Restrictions on septic system for Lot 18, may not be built on portion of lot near abutting well
- Slope of pit shown as 3:1 needs to be correct to 4:1

Board determined that the open items are waivers for the hydro study, road length and scale, and the bond which is required before final approval. Applicant has requested a waiver for the hydro study because the lots are served by public water, all test pits at 48" were sand and gravel, and the closest distance from septic to an abutting well is 220'. The required scale at 1" = 60' would not allow drawing to fit on one page.

Teresa Lowell made a motion to waive hydro study, length of road (2700', 1180' using Barb's Way) and scale (1"≤100). The motion was seconded by Kurt Clason. Board members discussed whether Barb's Way can handle proposed traffic. This is an existing road, not owned by applicant. The board determined that they need details of addition to Barb's Way. Teresa amended the original motion. She made a motion to waive the Hydro study and accept the scale of 1" = 100'. The motion was seconded by Kurt Clason and carried 4-0.

(David Benton joined the meeting.) The board discussed the status of Barb's Way and determined that they need input from the Fire Department and Road Review Committee. Applicant stated that they have an easement over a portion of Barb's Way. Board questioned whether the applicant can upgrade the portion of the road that they don't own. Teresa Lowell made a motion to seek input from Road Review and the Fire Department on the use of Barb's Way. The motion was seconded by Judi Carll and carried 4-1 (Kurt Clason opposed).

Open items are:

- Update drawing to show reclamation of pit; slope should be <sup>4:1</sup> ~~3:1~~ SD
- DEP Stormwater Permit
- Endorsement from York County Soil and Water Conservation District
- Cost for Bond

### III. MINUTES OF PREVIOUS MEETINGS

Kurt Clason made a motion to accept the minutes for the meeting held October 15, 2008. The motion was seconded by Teresa Lowell and passed 4-0 (Sue Dunlap abstained).

### IV. REPORT OF OFFICERS

### V. OLD BUSINESS

### VI. COMMUNICATION

### VII. MISCELLANEOUS

### VIII. NEW BUSINESS

### IX. ADJOURNMENT

Teresa Lowell made a motion to adjourn the meeting at 8:15 p.m. The motion was seconded by Kurt Clason and passed unanimously.

Approved Date: 3/18/09

Kurt Clason

DR. Sue Dunlap

Teresa Lowell

Robert Carroll

[Signature]

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