

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

**MEETING MINUTES**  
**June 1, 2011**  
**7:00 p.m.**

**I. ROLL CALL**

Board Members

Present:	Frank Allen	Kurt Clason	Andy Cote
	Tim Nelson	Tim Neill	

Absent	Judi Carll
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Others Present:	Bill Thompson	Mark McCallum	John Caramihalis
	Tom Ursia	Tina Smith	David Lowe

Tim Nelson, chair, called the meeting to order at 7:00 p.m.

**II. APPOINTMENTS**

- ***Green Court Acres – 20 Lot Subdivision  
Preliminary Plan  
Map 4, Lot 22 – Off West Road  
Bill Thompson – BH2M***

Bill Thompson addressed the board regarding the Green Court Acres subdivision. He stated that the plan is to develop Barb's Way to 20' wide; Green Court (Poleline Road) to be 24' wide with 3' shoulders. The water line has been extended to West Road; hydrants placed and house services are in. Each lot will have septic system and underground electric power. DEP has granted the stormwater permit in October 2010. A site walk and public hearing were conducted in 2008. The Code Officer questioned some of the earlier lots divided from the Bean property and they have now been identified on the plan. The applicant met with Tom Ursia, Planner, and reviewed the checklist; this plan reflects all of the requested changes. Board members expressed concern about property owners on Barb's Way and possible improvements.

Kurt Clason made a motion to approve the preliminary plan. The motion was seconded by Frank Allen and carried 5-0.

**III. MINUTES OF PREVIOUS MEETINGS**

Kurt Clason made a motion to approve the minutes for the meeting held February 23, 2011. The motion was seconded by Tim Neill and carried 5-0.

Kurt Clason made a motion to approve the minutes for the meeting held April 6, 2011. The motion was seconded by Tim Neill and carried 5-0.

**IV. REPORT OF OFFICERS**

**V. OLD BUSINESS**

**VI. COMMUNICATION**

*Letter from CEO – Notice of Violation Map 13 lot 59*

**VII. MISCELLANEOUS**

John Caramihalios, PATCO, addressed the board regarding a possible project. The plan is for three residential lots fronting on Oak Lane and a site for storage buildings fronting on Sokokis Trail. The plan would be reviewed as a subdivision with P.U.D. standards incorporated into that review. Board members cautioned the applicant about drainage issues in that area.

*Schedule joint meeting with Hollis Planning Board  
Re: Hidden Brook subdivision*

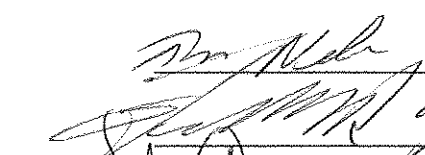
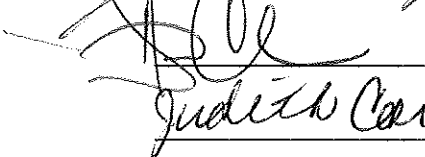
Board members agreed to schedule the joint meeting with the Hollis Planning board on Monday, June 27 (alternate date July 11), 2011. The review of the Hidden Brook subdivision should be the first item on the agenda.

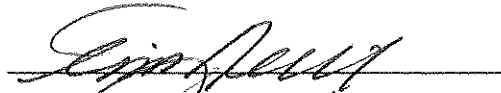
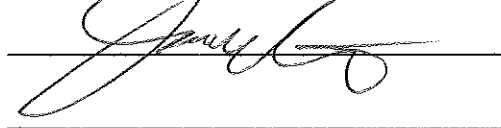
**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

Frank Allen made a motion to adjourn the meeting at 7:40 p.m. The motion was seconded by Tim Neill and carried 5-0.

Approved Date: 8-3-2011

  
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Judith Carroll  
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