

**TOWN OF WATERBORO**  
**PLANNING BOARD**  
**MEETING MINUTES**  
**July 20, 2016**  
**7:00 p.m.**

**Site Walk** – 6pm – Aaron Additon – Old Alfred Road, East Waterboro – “Blueberry Fields”  
3-lot subdivision

**Roll Call:**

Planning Board members present: Katy Mann Lee Nelson Judi Carll Dwayne Prescott

Others: Aaron Additon Stephen Everett Tim Neill Lee Jay Feldman Tammy Bellman

**Site Walk Findings:** Katy Mann opened the site walk at 6:01pm at Old Alfred Road Subdivision location. Steve Everett gave an overview of the physical parcel divisions. The 75 foot setbacks were noted by the Planning Board. The Planning Board walked the perimeter of lots two and three. They were interested in the wetland noted on the plan. The property naturally slopes away from the road side of the property. The wetland is designated as common area on the plan. The entrances marked on the current plan may need to be moved to allow for easier fill and access to the properties. Katy closed the site walk at 6:25pm.

**Site Walk** – 6:30pm – Ron Roberge – 65 Dean Drive, East Waterboro – Relocation in Shoreland Zone

**Roll Call:**

Planning Board members present: Katy Mann Lee Nelson Judi Carll Dwayne Prescott

Others: Ron Roberge Tim Neill Glenn Charette Lee Jay Feldman Tammy Bellman

**Site Walk Findings:** Katy Mann opened the site walk at 6:41pm at 65 Dean Drive. Ron Roberge gave an overview of the history thus far. Looking to demolish the camp and rebuild 3 feet back from the current location. If the building goes further back the tree line, elevated property and structures behind the existing camp will be impacted creating an erosion control problem running into the lake. Three feet would be the greatest extent as possible to move it back before it would create a more significant problem. Katy closed the site walk at 6:50pm.

**I. ROLL CALL**

Present: Katy Mann Judi Carll Dwayne Prescott Lee Nelson

Absent: Kurt Clason Judy Wirth Steve Letellier

Others: Tim Neill Ron Roberge Stephen Everett Aaron Additon Thomas Blesso  
Scott Bernier Patricia Bernier Lee Jay Feldman Glenn Charette  
David Lowe Tammy Bellman

Katy Mann called the Planning Board meeting to order at 7:12pm on July 20, 2016.

Katy reviewed the agenda and site walks.

Katy Mann made the motion to move Old Business to the front of the agenda. Dwayne Prescott seconded. No discussion. Vote 4 – 0 approved.

## **I. OLD BUSINESS**

- **Aaron Additon – “Blueberry Fields” – Review for pre-application completeness** – Steve Everett came to the podium and provided an overview of the project thus far. The only other change would be to move the most southerly driveway toward 202, near the end of the parcel for a better location. Lee Jay – the process tonight for the Planning Board would be to find the application complete provide the checklist with non-applicable notations Lee Jay noted going forward these will need to be waived in a more formal way, find the application complete; and the applicant has provided a soils test with good soils noted. The Planning Board reviewed the subdivision checklist. Katy Mann made the motion to find the application complete. Dwayne Prescott seconded the motion. No discussion. Vote 4 – 0 approved. Lee Nelson made the motion to waive all the items marked on the subdivision checklist as non-applicable. Dwayne Prescott seconded. No discussion. Vote 4 – 0 approved. Steve – all of the waivers are completed with this action. Lee Jay – yes. Katy scheduled the Public Hearing for August 17, 2016 at 7pm.
- **Ron Roberge – Relocation in Shoreland** – Ron provided a review of the project thus far. Have been working with Glenn on the package for the Planning Board. Remove existing camp; replace with a foundation and building; and move it back to the furthest extent possible, 3 feet. Glenn Charette – the relocation is allowed by ordinance. The Planning Board will need to approve the relocation and require it to be to the furthest extent possible from the water. Ron will then need to provide a new site plan with the above information. He is required to have a survey done to prove the conditions of the approval. Dwayne Prescott made the motion to relocate the structure. Judi Carll seconded. No discussion. Vote 4 – 0. Dwayne Prescott made the motion to move back 3 feet to the greatest extent possible due to topography and vegetation. Judi Carll seconded. No discussion. Vote 4 – 0.

## **II. MINUTES OF PREVIOUS MEETINGS**

- **June 1, 2016** – Judi Carll made the motion to accept as submitted. Dwayne Prescott seconded. No discussion. Vote 4 – 0 approved.

## **II. NEW BUSINESS & PUBLIC HEARINGS**

- **Election of FY 2017 Planning Board Officers** – Katy Mann tabled until next Planning Board meeting.
- **Thomas Blesso – SKETCH Plan Review for “Sweet Fern Acres” 7-lot subdivision** – Steve Everett represented Thomas Blesso. Steve gave an overview – this piece of property is an old gravel pit. Tom purchased it with a structure on lot 1. The property is as flat as a pancake – only vegetation are sweet ferns. Designed an extension of 560’ to Sky Lane ending in a cul-de-sac with 6 lots and the road. Forested wetlands; Pigeon Brook – a non-flowing

brook when surveyed. Steve explained how the owner of lot 2 would be able to fill part of the wetland per State Ordinance – not fill more than 10% of 1 acre. Lee Jay – please confirm the building envelope to be outside the wetlands. Glenn agreed. Steve and Tom – Sky Lane will remain private. Tom – it will be up to the town if they want to change the status. Steve – ok to remove the driveway entrances from the survey? Dwayne – have the owners provide a Highway Entrance Permit as they will need to be in compliance if the town accepts Sky Lane. Judi – 5 lots need fire protection by ordinance. Glenn – could make access to the shallow pond. Steve – option of sprinklers. Tom introduced himself. Lee Jay – part of the application for the preliminary; the Bernier’s had questions. Site distances for egress and ingress need to have their questions answered on the plans. Glenn – would like to see the following: id Sky Lane; building envelope id; building envelope out of 2; assign e911 numbers on final; property pins by ordinance have to be placed; frontage identified on the plans; and sight distance. Lee Jay – for future developments make clear to other property owners the primary use of the property so future buyers will understand. Steve – The shallow pond is identified as a vernal pool – unnatural due to the gravel pit use. It is a frog pond – gravel pit not identified by the State. Glenn – please bring the definition of the vernal pool for the next meeting. Katy scheduled the Site Walk for Wednesday, August 3, 2016 at 6pm at Sky Lane, North Waterboro. Steve – the preliminary will be on August 3? Katy – yes. Katy scheduled the Public Hearing for August 17, 2016 after the Blueberry Fields Public Hearing.

**III. COMMUNICATION**

**IV. MISCELLANEOUS**

**V. ADJOURNMENT**

- Judi Carll made the motion to adjourn at 8:05pm. Dwayne Prescott seconded the motion. No discussion. Vote 4 - 0 in favor.

Approved Date: \_\_\_\_\_

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