

**TOWN OF WATERBORO**  
**PLANNING BOARD**  
**MEETING MINUTES**  
**August 3, 2016**  
**7:00 p.m.**

**Site Walk** – 6pm – Thomas Blesso “Sweet Fern Acres” Sky Lane, North Waterboro 7-lot subdivision on Tax Map 10 Lot 49A

**Roll Call:**

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

Others: Thomas Blesso Stephen Everett Tim Neill Scott Bernier Pattie Bernier  
Lee Jay Feldman Dave Lowe Tammy Bellman

**Site Walk Findings:** Katy Mann opened the site walk at 6:12pm at Sky Lane subdivision location. Steve Everett gave an overview of the physical parcel divisions and general lay-out of the property; landing strip, extension of Sky Lane, etc. The Planning Board walked the center line of the road to the end of the cul-de-sac for the locations of the road frontages to the extension of Sky Lane. The Planning Board asked questions referencing the lack of a drainage easement due to the gravel pit and gravel base. The septic designs will have excellent drainage due to the gravel base of the old gravel pit. Steve noted that there will be no drainage towards Pigeon Brook. The parcels are in a “contour bowl” – drainage is to the “bowl” not the brook. The Planning Board drove to the intersection of Silas Brown Road and Sky Lane to note the sight distance when exiting from Sky Lane. Katy closed the site walk at 6:31pm.

## **Regular Meeting**

### **I. ROLL CALL**

Present: Katy Mann Lee Nelson Judi Carll Dwayne Prescott Judy Wirth  
Steve Letellier

Absent: Kurt Clason

Others: Tim Neill Stephen Everett 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 7:00pm on August 3, 2016.

Katy reviewed the agenda and site walk.

Katy stated a quorum has been met with the Planning Board members present tonight.

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

➤ **July 6, 2016 tabled until next meeting.**

➤ **July 20, 2016**

Judi Carll made the motion to accept the July 20 minutes. Dwayne Prescott seconded. No discussion. Vote 5 – 0 - 1 (Wirth Absent).

**III. NEW BUSINESS & PUBLIC HEARINGS**

- **Election of FY 2017 Planning Board Officers** – Katy Mann tabled until next Planning Board meeting.

**IV. OLD BUSINESS**

- **Thomas Blesso – “Sweet Fern Acres” Review for preliminary completeness** – Steve Everett represented Thomas Blesso. Steve gave an overview of the additions made to the plot plan for Sweet Fern Acres: Sky Lane noted; building envelopes noted on all parcels; building envelope for lot 2 has been removed from the shoreline of the brook; the cul-de-sac frontages are noted. The shallow pond is no longer a concern as the building envelope has been pulled to the 250 foot dimension. As you saw this evening this plan does not capture just how big this parcel of land really is. Lee Jay requested that a memo with a clear understanding when you came forward the primary use – seasonal storage for watercraft; seasonal equipment; interpretation can’t have just a garage as a primary use Natalie agreed needed a primary use. Glenn can make sure it is on record for that. Steve noted that with his discussion with Glenn is that it would be that of a residential sub-division; will need to be discussed with Glenn. Tom – it would be to store only residential “things.” Judy asked if the purchasers know that there would be no industrial equipment to be stored. Tom – I thought that subdivision with same use as my garage; this is going in a different direction than I thought – consistent with garage first then residence second. Lee Jay – suggest that you table until we can get this clarified – until the next meeting. Judy Wirth made a motion to table the subdivision until the next Planning Board meeting. Judi Carll seconded. No discussion. Vote 6 – 0 tabled. Katy requested to have Glenn be at the next meeting.

**V. COMMUNICATION**

- Lee Jay let the Planning Board know that the EDC has asked for a Planning Board member join the EDC and attend their meetings on Thursday’s at 4pm. Judy Wirth said she would like to try it. Chuck Morgan will be notified by Lee Jay.

**VI. MISCELLANEOUS**

**VII. ADJOURNMENT**

- Judi Carll made the motion to adjourn at 7:15pm. Judy Wirth seconded the motion. No discussion. Vote 6 - 0 in favor.

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

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