

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
June 6, 2018
6:30 p.m.

I. ROLL CALL

Present: Lee Nelson Judi Carll Dwayne Prescott David Christensen

Absent: Judy Wirth Sam Hayden

Others: Tim Neill Lee Jay Feldman Eric Sanderson Charles Brown Andrea Scott
Dana Woodsome Dwayne Woodsome William Warren Joseph Simpson
Margaret Warren Lori R.W. Anthony Stephen Everett David Lowe
Tammy Bellman

Lee Nelson called the Planning Board meeting to order at 6:30pm on June 6, 2018.

Lee stated a quorum has been met with the members present.

Lee moved the New Business to the front of the agenda.

II. NEW BUSINESS & PUBLIC HEARINGS

- **Woodsome Family Subdivision – SKETCH Plan Review – Charles Brown**
Charlie provided an overview of the proposed family subdivision. Andrew was originally going to just deed the property to the grandchildren but then realized that they may not want to hold on to the property very long so decided to pursue a traditional subdivision. Seven lots to be divided over lots 44-2, 45 and 46 on tax map 13. The small residential home will be kept by Gail and the mobile home and garage for business Johnson's Garage – front lots 45 and 46. Andrea and Michael Scott have already been deeded their lot, lot 6 of the survey, will be included in the road maintenance agreement but not the actual subdivision. Two foot topo done for the entire lot; both front lots will now meet AR zoning requirements – 3 waivers have been requested. Lee requested any questions from the Board. None at that time. Waivers requested:

1. Subdivision Section 14.2.A - Ground Water Study
2. Subdivision Section 14.A.1.A – High Intensity Soil Survey
3. Subdivision Section 8.8.1 – Green Belt along front of lots 1 and 7
4. Subdivision Section 9.3.1.6 – Length of road

Lee Jay shared that Eric Sanderson did the study and provided the memo regarding the proposed subdivision. Lee Jay suggested that the Planning Board grant the waivers do the Public Hearing and approve the preliminary subdivision plan all at once. David – sight distance – Charlie – MDOT has approved the entrance; they are going to take down trees at the guard rails and clean it up; page 2 – 5 for the waivers are still pending along with street width and contour lines will be on the topo report; the road plan and profile will inclusive with the next reports. Lee suggested the site walk to be on June 20, 2018 at 6pm at the site of

the proposed subdivision. After the site walk will determine if a public hearing needs to be set.

➤ **Parker Subdivision Amendment – Stephen Everett**

Steve Everett is representing Raymond Scichilone. Steve provided an overview of the proposal: Parker Drive is a right-of-way off of West Road; 2012 Ray purchased Lot 4 of the Parker subdivision; he then took part of the lot 4 and added it to a piece of property from his abutting property to create a legal AR Zone lot. Nothing has been done to the lot; ultimate goal of this amendment is to fix what took place in 2012; new total for the created lot is 80,350 square feet; meets West Road and Parker Drive road frontages and density; ownership of the entire Lot 4 deed – proposing to create a corrective deed to include the new area and corrective deed to remaining land of lot 4; this is a sale of land to an abutter. Lee Jay – suggests to 1. Draft new corrective deeds; 2. Fine the application starting from 2012 under State Subdivision Laws which is left up to the CEO; and 3. Here to fix the issues – which are: 1. Perpetual access – 40 foot common right-of-way – will lot 5 still have access; and 2. Table until the new deeds are created for the Planning Board to review. Judi asked about the driveway for the new lot? Steve – believe the developer to access from West Road; Lee Jay – could condition to access from Parker Road. Joseph Simpson – claims to have emailed the cannot subdivide any further information – was not received by Tammy. Joseph lives at 4 Parker Drive. Dwayne Prescott made the motion to table the subdivision amendment. Judi Carll seconded the motion. No further discussion. Vote 4 – 0 to table.

III. **MINUTES OF PREVIOUS MEETINGS**

- **Minutes of April 4, 2018** – David Christensen made the motion to accept the minutes of April 4, 2018. Judi Carll seconded the motion. Vote 4 – 0 minutes approved as presented.
- **Minutes of April 18, 2018; May 2018; and May 16, 2018** – Judi Carll made the motion to accept the minutes of the non-meeting notices of April 18, 2018; May 2018; and May 16, 2018. David Christensen seconded. No discussion. Vote 4 – 0, non-meeting notice minutes approved.

IV. **OLD BUSINESS**

V. **COMMUNICATION**

VI. **MISCELLANEOUS**

- Dwayne Prescott asked that Laurie Anthony come to the podium and introduce herself and explain what she does for work. Laurie – have 30 plus years of Civil Engineering doing CAD for professional airports – interested in being a member of the Planning Board.

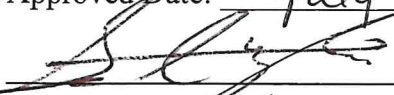




VII. **ADJOURNMENT**

- David Christenson made the motion to adjourn at 7:19pm. Judi Carll seconded the motion. No discussion. Vote 4 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

- **Minutes of April 4, 2018**
- **Minutes of April 18, 2018**
- **Minutes of May 6, 2018**

Approved Date: July 18, 2018

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