

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
June 20, 2018
6:30 p.m.

Site Walk – 6pm – Woodsome Family Subdivision – Tax Map 13 Lots 044-002, 045 and 046.
Present: Lee Nelson David Christensen Judy Carll Sam Hayden
Absent: Judy Wirth Dwayne Prescott
Others: Tim Neill Eric Sanderson Lee Jay Feldman Lori Anthony Charlie Brown
Tammy Bellman

Lee called the Site Walk for the Woodsome Family Subdivision to order at 6:03pm; Charlie Brown provided an overview of the lots being subdivided and the State right-of-way. Power will come across lot 1; Sebago Technics was out 2 weeks ago doing the topo; road and property markers are in place and visible to Planning board members; the stonewall has been kept in place as much as possible; the cul-de-sac is a flat area at the top of the slight incline; the road will be crowned with ditches; MDOT ditch will not see any more water than what is sees today – very good drainage – mostly sand; at top of hill there is a wetland on the back side of the property; 4,300 square feet can be filled in without a permit; Sebago Technics was asked to provide the CMP power plan for the lots in the subdivision. Lee Nelson closed the site walk at 6:35pm. The Planning Board returned to the town hall for their regular meeting.

I. ROLL CALL

Present: Lee Nelson David Christensen Judi Carll Sam Hayden

Absent: Judy Wirth Dwayne Prescott

Others: Tim Neill Lee Jay Feldman Eric Sanderson Charles Brown
William Warren Margaret Warren Joseph Simpson Lori R.W. Anthony
David Lowe Tammy Bellman

Lee Nelson called the Planning Board meeting to order at 6:51pm on June 20, 2018.

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

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

II. MINUTES OF PREVIOUS MEETINGS

- June 6, 2018 – Judi Carll made the motion to accept the minutes as written. David Christensen seconded the motion. No quorum for the vote from the June 6 attendance of members at the meeting. Both Judi and David withdrew the motion and the second. Moved to the next Planning Board meeting.

III. NEW BUSINESS & PUBLIC HEARINGS

IV. OLD BUSINESS

- **Woodsome Family Subdivision – Plan Review – Charles Brown** – Did sight walk at the Woodsome Family Subdivision property location on Sokokis Trail. No major issues noted or observed. Trees for sight distance will need to be trimmed – Maine DOT will handle. Lee Jay is waiting for the plan sets to be returned on July 6, 2018. Suggest keeping on the table until the plan sets come in.

- **Parker Subdivision Amendment – Rescinding**

- **Abutter Response**
- **Rescinding Letter**

Lee Jay acknowledged the abutters emailed information and read Ray Scichilone’s rescinding letter to the Board. There will be no amendment to the Parker Subdivision of West Road.

V. COMMUNICATION

- **Waterboro Heights**

- **DEP Stormwater Management Law Findings of Fact**
- **Declaration of Protective Covenants, Conditions, Restrictions and Road Maintenance Agreement**

Lee Jay – no action required; covenants – reviewed and passed on to the Town Administrator; the covenants will need to with the Road Bond to the Board of Selectmen.

VI. MISCELLANEOUS

- Judy Wirth has a torn rotator cuff and will not be in attendance for a minimum of six weeks. Judi Carll and David Christensen offered to assist with reviewing the minutes.

VII. ADJOURNMENT

- David Christenson made the motion to adjourn at 7:21pm. Sam Hayden seconded the motion. No discussion. Vote 4 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

Approved Date: July 18, 2018








