

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
July 18, 2018
6:30 p.m.

I. ROLL CALL

Present: Lee Nelson David Christensen Judi Carll Dwayne Prescott Sam Hayden
Lori Anthony

Absent: Judy Wirth

Others: Tim Neill Lee Jay Feldman Eric Sanderson Charles Brown
Dana Woodsome Gail Woodsome Andrea Scott David Benton, Sr.
David Lowe Tammy Bellman

Lee Nelson called the Planning Board meeting to order at 6:31pm on July 18, 2018.

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

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

Lee introduced Lori Anthony, the newest Planning Board member. Lori provided a brief work history.

II. MINUTES OF PREVIOUS MEETINGS

- June 6, 2018 – David Christensen made the motion to accept the minutes. Judi Carll seconded the motion. No further discussion. Vote: 4 – 0 – 2 (2 - Prescott absent; Anthony not yet a member).
- June 20, 2018 - David Christensen made the motion to accept the minutes. Judi Carll seconded the motion. No discussion. Vote 4 – 0 - 1 (1 - Anthony not yet a member).
- July 4, 2018 - David Christensen made the motion to approve. Dwayne Prescott seconded the motion. No discussion. Vote: 5 – 0 - 1 (1- Anthony not yet a member.)

III. NEW BUSINESS & PUBLIC HEARINGS

➤ **Election of Officers**

- **Chair** – Lee Nelson declined the nomination due to personal reasons. Dwayne Prescott nominated David Christensen for Chair. Sam Hayden seconded the motion. Judi Carll made the motion to cease nominations. Dwayne Prescott seconded the motion. No discussion. Vote 6 – 0 cease nominations. Vote on chair nominations: 6 – 0 David Christensen elected Chair.
- **Vice-Chair** – Dwayne Prescott nominates Judi Carll. David Christensen seconds the motion. Lee Nelson made the motion to cease nominations. Dwayne Prescott seconded the motion. Vote 6 – 0 nominations ceased. Vote 6 – 0 Judi Carll elected Vice-Chair.

- **Secretary** – David Christensen nominated Judy Wirth as Secretary. Lee Nelson seconded the motion. No further nominations. No discussions. Vote 6 – 0 Judy Wirth elected Secretary.

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. The topo has been included with two foot survey markers; forested wetland at rear of site; new plans were handed out. Lot 7 has the drainage easement added and the building envelope has been modified to accommodate it. Sheet 4 at the beginning of the road – note – drainage with water quality standards and the 1% to 10% road slope. The Planning Board asked questions and for explanations that included: stone check dam – explanation; stone wall maintained on road; erosion control measures; silt bales and erosion control bales; details for the site construction; detail for the pond outlet; riprapping of the pond outlet; cost anticipated for the residential structures - \$100, 000 to \$500,000; 25 year storm base; culverts to be no less than 15” – agreed with Director of Public Works; highway entrance applications still required as part of the building permit application processing for new residences; note added that Don’s Auto Body becomes a legal non-conforming use within the subdivision; sprinklers to be included in lots 2 through ; a drainage easement for the right-of-way; lot 4 test pit – presuming that culvert will be filled if septic put in – only need 25’ distance – probably not; recommended that the hammerhead turn-a-round be changed to a cul-de-sac. Dwayne Prescott made the motion to make the subdivision application complete. David Christensen seconded the motion. No further discussion. Vote 6 – 0 application is complete. David Christensen made the motion to not have a public hearing due to no abutter in-put. Dwayne Prescott seconded the motion. Discussion – Lee thought should have; Lee Jay – originally just a family subdivision within State Law. The family members were not sure how long they were going to hold on to the property. The intent is to still keep it as a family subdivision. Dwayne – the application has been on the desk for a minimum of 30 days – plenty of time for it to be reviewed. No further discussion. Vote 5 – 1 (Nelson) No Public Hearing to be needed. Dwayne Prescott made the motion to make final approval. Lori Anthony seconded the motion. No discussion. Vote 6 – 0 approved.

V. COMMUNICATION

- **Note from David Benton** - Waterboro Heights security bond – informational – will be placed on the agenda for the next meeting. Tammy will invite Andy Cote to attend the next meeting.

VI. MISCELLANEOUS

VII. ADJOURNMENT

- Judi Carll made the motion to adjourn at 7:23pm. David Christenson seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

Approved Date: August 15, 2018

Michael
Frank Bell

Raymond Prescott

David W. Anthony
Paul N. Hye

