

**TOWN OF WATERBORO**  
***PLANNING BOARD***  
***MEETING MINUTES***  
***September 5, 2018***  
**6:30 p.m.**

**I. ROLL CALL**

Present: David Christensen   Judi Carll   Lee Nelson   Lori Anthony

Absent: Judy Wirth   Dwayne Prescott   Sam Hayden

Others: Tim Neill   Lee Jay Feldman   Glenn Charette   David Lowe   Tammy Bellman

David Christensen called the Planning Board meeting to order at 6:30pm on September 5, 2018.

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

David moved New Business to the front of the agenda.

**II. NEW BUSINESS & PUBLIC HEARINGS**

- Charles Brown representative for FOMEZ Development, LLC, provided a brief overview of the project before the Planning Board:
  - Doug Folio, Jr. introduced as the Representative of FOMEZ Development, LLC;
  - The subdivision is part of Tax Map 11 Lot 45; a 21.5 acre portion; 6-lot traditional subdivision located in the Agriculture / Residential Zoning District with a minimum 80,000 square foot size lot;
  - A 4 acre parcel will be sold to an abutter;
  - The current road on the plans is just under 500 feet in length;
  - Four waivers have been requested to include:
    - The cul-de-sac
    - Twenty-five foot buffer along Townhouse Road
    - High Intensity Soil Survey
    - Nitrate Analysis – ensured that the wells and septic will be at least 100 feet between them – Septic in front yard, the well in the back yard;
  - On-site well and septic will be required;
  - Carmine, LLC started working this portion of the gravel pit back in 1998.

Lee Jay reminded the Planning Board that they were still at Sketch Plan Review – need to provide feedback for the Preliminary and Final Reviews – provide the applicant direction on the waivers. Based on the two complaints/concerns received Beginning with Habitat should be included (see Town Planner SKETCH Planner Review memo dated September 5, 2018). Charlie will go to Gray and follow-up at the next meeting. Glenn – noted that Article 5 Subsection 5.1.2 has not been completed. The following are still missing: drainage ditches, historical preserves, trees of unusual size or interest, anticipated price range of structures with land complete with well and sewage. The name for the subdivision already exists within the Town of Waterboro –

Townhouse Woods will need to be changed. Doug said that the name has been changed to Woody Knoll Subdivision. Glenn recommended that the Planning Board request three possible names from the applicant for the road name of the Woody Knoll Subdivision. The applicant needs to provide a 50 foot intervals for the e911 addressing this is based on Article 7, Subsection 7.2.7.2 The applicant sub-divider . . .the applicant shall mark the plan, lines or dots in the center of the streets at every fifty (50') foot interval so as to aid in the assignment of numbers to structures subsequently constructed and all other requirements set forth in conformance with the E911 ordinance adopted June 3, 1995. Lot three has wetlands and needs to show it in the building envelope. Based on the plan before the Board the road is 729 feet in length, emergency vehicle movement and snow plowing need to be addressed. No information received from Director of Public Works; regarding waivers – the buffer should remain – can move the building envelope line back further to ensure the buffer is maintained. The intensity soil study can be obtained from York County Soil and Conservation Commission – recommend that the applicant request a copy of the report for the subdivision area. The Insurance Rating System recommends that roads not be longer than 600 feet as that is the length of a fire hose; Lee Jay shared. The corner lot will have a 75 foot setback on two sides as it is a corner lot – can we stick with the 25 foot buffer as the elevation changes significantly – the feasibility of the building envelope being moved to an area of the parcel that would make the construction more difficult and increase the cost. Doug commented that the wetland according to NRPA standards does not meet freshwater size to be considered a wetland – a forested wetland you can go to the edge of the wetland. Currently operating a sand and gravel pit on the remaining area of the parcel; wanted to note the mining of aggregate on the northeast side but this area is not part of the subdivision – just wanted to note it. David presented the Board with the important facts that the applicant should address on the plan by the next scheduled appearance: 1. Conventional subdivision; 2. Price range to be \$250,000; 3. Provide three road names to the e911 addressing officer; 4. Wetland setbacks for lots 3 and 4; 5. Determine the true length of the proposed road – Charlie will double check the length. Lee Jay shared that at Preliminary – you will discuss again to determine if the changes are adequate and make the motions. Still need the letter from the Director of Public Works; Glenn's list will need to be reviewed for any changes. A site visit would be recommended. The dead-end street hammerhead can be addressed and seen at the site walk. The high intensity soil survey – provide a copy of the report and include the narrative and test pit logs; the geologist report for Subsurface Waste Water Disposal systems and the wetlands on Lots 2 and 3 – Adams sand – fine gravel – still need to obtain a professional opinion in writing; Charlie will obtain this report. The timeline for the road to be a public road would be once the last lot is sold and then the applicant will approach the town per procedure. The land being sold to the abutter will take place after the subdivision is finalized. A copy of the road maintenance agreement will be provided. Lee Jay suggested that the applicant put the performance bond in place. David scheduled the Site Walk for October 3, 2018 at 530pm and the Public Hearing for the same date at 6:30pm.

### **III. MINUTES OF PREVIOUS MEETINGS**

- **August 1, 2018** – No quorum with the current members to approve the minutes – tabled to the next meeting.
- **August 15, 2018** – Judi Carll made the motion to approve as presented. Lori Anthony seconded the motion. No discussion. Vote 4 – 0 minutes approved.

### **IV. OLD BUSINESS**

### **V. COMMUNICATION**

**VI. MISCELLANEOUS**

- Glenn Charette – provided a status up-date on the possible changes to the Shoreland Zoning Ordinance – he has heard back from the town attorney and will be going forward with the wording changes.
- The Zoning Ordinance spreadsheet for the Board to make notes on will be reviewed by David Lowe to ensure that they can make the comments and ensure they are saved and shared among the Board.

**VII. ADJOURNMENT**

- Judi Carll made the motion to adjourn at 7:30 pm. Lori Anthony seconded the motion. No discussion. Vote 4 - 0 in favor. Meeting Adjourned.

**VIII. ITEMS NEEDING SIGNATURE**

- Minutes of July 18, 2018
- Minutes of August 15, 2018
- Findings of Fact/Notice of Decision for SIS/Welch Subdivision Amendment for Robert DeWitt

Approved Date: October 3, 2018

Lori B. W. Anthony \_\_\_\_\_  
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