

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
October 17, 2018
6:30 p.m.

I. ROLL CALL

Present: Judi Carll Lee Nelson Dwayne Prescott Lori Anthony

Absent: David Christensen Sam Hayden

Others: Suzanne Foglio Justin Foglio Charles Brown Doug Foglio, Jr. Tim Neill
Eric Sanderson Dave Lowe Tammy Bellman

Judi Carll, Vice-Chair, called the Planning Board meeting to order at 6:31pm on October 17, 2018.

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

Judi moved the Public Hearing to the front of the agenda.

II. NEW BUSINESS & PUBLIC HEARINGS

- **PUBLIC HEARING:** FOMEZ Development, LLC Woody Knoll Subdivision – Tax Map 011 part of Lot 045, a six lot subdivision. Charles Brown provided an overview of the Woody Knoll subdivision plan to this point: provided Certificate of Incorporation, Preliminary Subdivision Plan Checklist – either checked off or noted not applicable/unavailable; provided highway entrance permit; waited on the Soil Erosion Control before submitting to Soil Conservation ensure this subdivision will be going forward for approval; mentioned soils are same type throughout developed area and no limiting factors; Medium - Intensive Soil Survey descriptions of soils types– front cover and just the soils on site are in the packet – no restrictive information in the development soils; narrative for soil surveys; animal species – Inland Fisheries and Wildlife (INFW) habitat maps did not have the owl and the Coye dogs - the 2 species of concern noted in the verbal issue received, that they are not noted by INFW maps as endanger species; an update to the cost estimate base on the supplied plan and profile; an up-date road length of 525 feet so noted on the plans; potential road maintenance agreement was included – please note that this could change; list of 3 potential road names. No members of the public came forward to voice any opinions. Judi closed the Public Hearing at 6:40pm.
- Judi Carll opened the regular meeting of the Planning Board at 6:41pm.
- Discussion of the Woody Knoll Subdivision Plan: Road length official at 525 feet as per newly supplied plan and profile with the 25 foot buffer area on the road side property line beginning at the road right of way. Also, 100 foot pavement length as requested by the fire department and an additional 25 foot easement for snow storage on the hammerhead. Dwayne Prescott made the motion to accept the waiver for the

cul-de-sac. Lori Anthony seconded the motion. No further discussion. Vote 4 – 0 approved the waiver. The 25 foot greenbelt waiver was rescinded by Charles Brown. A revision made to a note on the plan replacing the word buffer with greenbelt was agreed to. The hammerhead has been angled to return any runoff to the culvert under the end of the road. Based on the soils test pit logs Lori Anthony made the motion to accept the medium intensity soil survey waiver. Dwayne Prescott seconded the motion. No further discussion. Vote 4 – 0 waiver approved. Applicant suggested on further informal investigation, septic plumes would be confined to the development area. Dwayne Prescott made the motion to approve the Ground Water Study wavier. Lee Nelson seconded the motion. No further discussion. Vote 3 – 0 -1 (Lori Anthony abstained). The wetlands are now noted with a 75 foot setback for the wetlands of special significance. On the final the 100 foot water well setbacks will be noted. The following discussion took place regarding the 25 foot greenbelt: Dwayne noted that the Planning Board had requested a bush-line on other subdivisions. Charlie – the 5 – 8 foot additional setback allowance for the greenbelt will allow for increased natural growth. Lori – noted as a buffer. Charlie – will change the wording on the final plan with no tree cutting in that area. The changes made to the lot lines will be provided on the final plan. Dwayne Prescott made the motion to find the application complete. Lori Anthony seconded the motion. No further discussion. Vote 4 – 0 application found complete. Lori Anthony made the motion to approve the preliminary subdivision plan. Lee Nelson seconded the motion. No further discussion. Vote 4 – 0 preliminary plan approved.

➤ Election of Officer

- Secretary – Dwayne Prescott made the motion to nominate Lori Anthony as Temporary Secretary until a full board is acquired. Judi Carll seconded the motion. No discussion. Vote 4 – 0 Lori is the Temporary Secretary.

III. MINUTES OF PREVIOUS MEETINGS

- **September 19, 2018** – Lori Anthony made the motion to approve the non-meeting minutes. Lee Nelson seconded the motion. No discussion. Vote – 4 – 0 non-meeting minutes approved.
- **October 3, 2018** – Judi Carll made the motion to accept the minutes as presented. Dwayne Prescott seconded the motion. No discussion. Vote – 4 – 0 minutes approved.

IV. OLD BUSINESS

- Dwayne Prescott brought up the Shoreland assignment from a previous meeting to act upon and make a recommendation to the Board of Selectmen to change the front and side setbacks in the Shoreland Zoning Ordinance; to add a clause saying the Shoreland Ordinance will comply with all setbacks within the Waterboro Zoning Ordinance. Dwayne brought up the home rule – we are adding to it. The Board of Selectmen can determine if they want to add it together or leave as is. The note from Mike Morse of MDEP – ok if adopted. Dwayne Prescott made the motion to ask the Board of Selectmen to add the Shoreland Zoning Ordinance into the Waterboro Zoning Ordinance. Judi Carll seconded the motion. No further discussion. Vote 4 – 0 to ask the Board of Selectmen to incorporate the ordinances.

V. COMMUNICATION

VI. MISCELLANEOUS

- Tammy handed out the East Waterboro Storage facility expansion plans.

VII. ADJOURNMENT

- Dwayne Prescott made the motion to adjourn at 7:20 pm. Lee Nelson seconded the motion. No discussion. Vote 4 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

- Minutes of September 19, 2018
- Minutes of October 3, 2018

Approved Date: February 6, 2019

Lee Nelson

Dwayne Prescott

John Lee

Paul Peck

Lee Nelson
