

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
November 14, 2018
6:30 p.m.

I. ROLL CALL

Present: David Christensen, Chair Judi Carll, Vice-Chair Lori Anthony, Secretary
Dwayne Prescott Sam Hayden John Noel

Absent: Lee Nelson

Others: Justin Foglio Charles Brown Tom Soule Lee Jay Feldman Tim Neill
Glenn Charette Dave Lowe Tammy Bellman

David Christensen, Chair, called the Planning Board meeting to order at 6:30pm on November 14, 2018.

David stated a quorum has been met with the members present. John Noel was welcomed to the Planning Board as a new member.

David moved the Applicants to the front of the agenda.

II. NEW BUSINESS & PUBLIC HEARINGS

- **East Waterboro Storage Facility Expansion Project** – Site Plan Review – Tom Soule – 331 Main Street, East Waterboro, Map 005 Lot 053A – Tom Soule provided an overview on the expansion – 4 buildings and a newly approved stormwater management plan will also be put into place with the expansion. Lee Jay Feldman provided the following: Staff Level Review members included were Glenn, Lee Jay, Mike Fraser, Fire Marshall, and Tammy was held and the memo provided covers the issues that were located on the original plan submission. The applicant received the memo and has submitted revised plans addressing all of their concerns. David asked about the status of MDEP approval. Lee Jay responded with per the email from the engineer the MDEP is behind schedule and will provide the approval/permit by the end of November as it has been forwarded to Augusta and is waiting for the commissioner's signature. Glenn concurs with Lee Jay's statements and has no further input. David suggested the plans be approved with the condition that no building permit is issued until the MDEP approval letter/permit has been received. As Town Planner I (Lee Jay) recommend an approval. David, asked for a motion to recommend approval with the condition to not issue any building permit until the approval letter from MDEP is received. Lori asked Tom whether the water supply was town or a private well. Tom replied that it is public water for his facility. Dwayne Prescott made the motion to grant approval with the condition that no building permit be issued until the Maine Department of Environmental Protection approval letter is received. Sam Hayden seconded the motion. No further discussion. Vote: 5-0-1 (Noel – Abstain – new member).

III. OLD BUSINESS

➤ **FOMEX Development, LLC – Woody Knoll Subdivision Plan – Final – 6 lots Tax Map 011 part of Lot 45 – Charles Brown** – Charles Brown and Justin Foglio represented the developer FOMEX Development, LLC. Charles presented an overview to this point: the plan before you has the minor changes requested at the last meeting which included:

1. The change at the turn-a-round with a culvert under road to the treatment area and shallowed up the ditches around hammerhead.
2. The Greenbelt note has been changed on plan.
3. The name of road (Leona Drive) has been added to the plan.
4. E911 addresses have been added to the lots
5. Instead of the gang mail boxes along Town House Road, regular rural mailboxes will be utilized at Sta 0+50 on the northerly side of Leona Drive, as noted on plans.
6. Meets and bounds around treatment facility were added;
7. Well locations noted with a circle with a 100 foot septic system setback.
8. Note 12 added to subdivision plan regarding Fire Chief's request for Sprinklers in each dwelling.
9. Note 13 added to Subdivision Plan referencing Section 9.4 regarding the cutting of natural vegetation. (delete/no cutting of natural vegetation within greenbelt area)
10. Title change to sheet 4 of 5 from "Details" to "Sedimentation and Erosion Control Plan".
11. Erosion control barriers and check dams added to sheet 3 of 5 along with a section of siltation barrier.
13. The request through York County Soil and Conservation has been subbed out to the Cumberland County Office – waiting for the results letter;
14. Note 10 was updated with the missing date.
15. ~~The pins have been set~~/Note 16 was added requiring pins to be set prior to acceptance of proposed public street.
16. Due to the Topography for lots 2, 3, and 4 individual erosion control plans are requested listed in note 17; note added for the pulling of a highway entrance permit for the driveways
17. Test pits for lots 2 and 3 re-done due to property line movement. Refer to note 18.
18. Compliance with the typical driveway cross section will be required at each lot as shown on sheet 5 of 5. ~~The driveway design cross-sections have been added to the plans.~~

The Performance Bond sample was provided for David Benton's review. Glenn will provide David with the Bond information. A note was added relative to inspection of construction on sheet 5 note 4. Note 15 address the request for foundations to be survey located. The road maintenance agreement is exhibit O in the preliminary plans and will be updated after the plans have been finalized. Judi Carll made a motion to approve the Woody Knoll subdivision with the following three conditions:

- 1. The Performance Bond will need to be finalized;
- 2. The Road Maintenance and Homeowners agreement is to be provided and approved;

- 3. Receipt of the Soil and Conservation Commission approval has to be submitted to the CEO
no building permits issued prior to the completion of the three conditions noted above. Sam Hayden seconded the motion. No further discussion. Vote: 5-0-1(Noel Abstain) Woody Knoll Subdivision approved with conditions.

IV. MINUTES OF PREVIOUS MEETINGS

- **October 17, 2018** –David postponed the vote on the October 17, 2018 minute until December 5, 2018.

V. COMMUNICATION

- Lee Jay Feldman told the Planning Board that he will be with them and the Town of Waterboro a bit longer. He will be in the town hall one day a week and available by phone on the other days.

VI. MISCELLANEOUS

- Judi Carll made a motion to postpone the Planning Board meeting of November 21, 2018 until December 5, 2018 due to a lack of a quorum. Lori Anthony seconded the motion. No discussion. Vote 6 – 0 to postpone.

VII. ADJOURNMENT

- Judi Carll made the motion to adjourn at 6:50 pm. Lori Anthony seconded the motion. No discussion. Vote 6 - 0 in favor. Meeting Adjourned.

VIII. ITEMS NEEDING SIGNATURE

Approved Date: December 5, 2018

[Signature] _____

[Signature] _____

Wendy Cell _____

Lori R. W. Anthony _____