

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
June 3, 2020
6:30 p.m.

I. ROLL CALL

Present: David Christensen, Chair Lori Anthony, Vice-Chair Kala Godard
 Dwayne Prescott Debra Burrows

Absent: Ed Zelmanow was absent.

Others: Angela Theriault, David Lowe, Lee Jay Feldman, Gary Lamb, Douglas Foglio Jr. of Carmine LLC., William Thompson of BH2M, Anthony Hollingshead, Melina Lanoie, Sara Martin, Carole Guay, Jana Marquis

Lori called the Planning Board meeting of June 3, 2020 to order at 6:30pm.

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

II. OLD BUSINESS

Storer Ridge Subdivision –

Lee Jay explained that the name had been changed from Carpenter Ridge to Storer Ridge per request of Glenn and that we had received the sign off from the Fire Department regarding the entrance radius. All requests had been satisfied.

Dwayne P – felt the application wasn't complete as there were no waivers requested but he could see 8 possible waivers.

William T – explained there were no waivers requested as the addresses would be in place prior to occupancy, the storm water would drain into an already existing ditch with a culvert already in place for the existing driveway. No performance bond is necessary as there is no road infrastructure required due to the shared driveway in place and the culvert already in place.

Lori A – with no further discussion requested a motion to find the application complete with no waivers and no conditions of approval.

David C made the motion to find the application complete. **Kala G.** seconded the motion.

Vote by Roll Call: Dwayne P – yes Kala G – yes Lori A – yes
Deborah B – yes David C – yes

Vote: 5 Agreed 0 Disagreed, motion to find application complete passes.

David C made the motion to approve the Storer Ridge Subdivision. **Kala G.** seconded the motion.

Vote by Roll Call: Dwayne P – yes Kala G – yes Lori A – yes
Deborah B – yes David C – yes

Vote 5 Agreed 0 Disagreed, motion to approve Storer Ridge Subdivision passes.

Carmine LLC – Doug Foglio Jr. read letter to the board members for the public, gave brief overview of the project, the lots, and the houses being the same style per buyers request as the homes on Leona Drive in the Woody Knoll Subdivision. Stated they were requesting Waivers to include the following:

1. Geologist Report – the soil in this location is of the same make up as Woody Knoll and locations all over the town with regards to the sand / dirt make up.
2. Central Mail – each lot will have its own mailbox should they choose along Townhouse Road so there will be no mailbox cluster.
3. Performance Bond – there is no road infrastructure as each driveway has its own access onto Townhouse Road and permits will be obtained from MDOT for such driveways.
4. Public Sites / Open Spaces – there is a 25’ greenbelt buffer along Townhouse Road on each of these lots.
5. Area for Recreation – these lots are individual lots along Townhouse Road with no infrastructure within the subdivision and each have their own 25’ greenbelt along Townhouse Road.
6. Future Municipal Use – 3 lot subdivision with access along Townhouse Road with no infrastructure.

Lee Jay further added that the septic systems and wells, state law requires 100’ separation between the 2 and that will never change but their overall locations on the individual lots may change. The next step would be to grant the waivers and find the application complete.

David C made a motion to grant all requested waivers. **Dwayne P** seconded the motion.

Vote by Roll Call Dwayne P – yes Kala G – yes Lori A – yes
David C – yes Deborah B – yes

Vote: 5 Agreed 0 Disagreed; the motion to grant all waivers passes.

David C made a motion to find the application complete. **Deborah B** seconded the motion.

Vote by Roll Call Dwayne P – yes Kala G – yes Lori A – yes
David C – yes Deborah B – yes

Vote: 5 Agreed 0 Disagreed; the motion to find the application complete passes.

Kala G made a motion to approve the Carmine LLC subdivision. **Dwayne P** seconded the motion.

Vote by Roll Call Dwayne P – yes Kala G – yes Lori A – yes
David C – yes Deborah B – yes

Vote: 5 Agreed 0 Disagreed; the motion to approve the Carmine LLC Subdivision passes.

III. NEW BUSINESS & PUBLIC HEARINGS

Public Hearing for Storer Ridge Subdivision opened at 6:38pm

William T. – Thanked the board for their time. Bill gave a brief synopsis of the project and that they had met all the prior requests and changes the fire department and board members had previously requested and was here for final review and approval of the subdivision and to hear any public input and/or concerns regarding the project.

There was no public comment with regards to the project.

Lori Anthony stated that with no public comment she'd declare the public hearing on Storer Ridge Subdivision closed. No objection from the board members and the public hearing was declared closed at 6:38pm.

Public Hearing for Carmine LLC opened at 6:39pm

Doug Foglio Jr. – Gave brief synopsis of the project and explanation of the packet and plans submitted before them, walking through each exhibit.

Anthony Hollingshead requested to speak and had some questions regarding the proposed subdivision. He stated that he lives at 37 Water Lily Lane and his parents also reside on Water Lily Lane.

1. Where will the houses go and will there be any impact on the pond?
Is the subdivision the wooded area across the pond?

Doug explained that the subdivision was in fact the wooded area across the pond and that there would be no impact on the pond as the lot line is approximately 50' to 75' from the waters edge depending on the shoreline depth.

2. Will there be any waterfront access to the pond?

Doug stated that there would be no waterfront access to any of the lots that they stopped the property lines short of the pond so they didn't mess with the conservation district or have to go through FEMA.

3. Will there be any increased sound from Townhouse Road?

Doug explained there will be no increased sound from Townhouse Road aside from normal daily travel that already exists. The houses will sit roughly no more than 100' off the road with a natural buffer between the road and the house.

4. How much clearing will be done for these lots?

Doug stated they will be clearing no more than necessary, maybe 1/4 of an acre to allow for construction but that once the new owners are there they may opt to clear a little more to which he has no control over. He went on to explain that the houses to be built were the same as the homes recently built in Woody Knoll Subdivision with only minor changes.

5. Is there pending development on the Simpson Cottage Road?
Doug stated that potentially yes at some point but at this time there is no pending development in place.

Lori A. stated for clarification that there was a natural buffer retained by Carmine LLC to the larger “mother parcel” ranging from 50’ to 75’ depending on the shoreland depth and location to which Doug agreed was the case.

Lori A requested any additional public comment to which there was none and closed the public hearing at 6:51 with no objection from board members.

IV. MINUTES

V. COMMUNICATION

Note from Tim Neill regarding his resignation from the Board of Selectmen and Liaison to Planning Board

VI. MISCELLANEOUS

VII. ADJOURNMENT

David C. made motion to adjourn, Second by Kala G.

Vote by Roll Call Dwayne P – yes Kala G – yes Lori A – yes

David C – yes Deborah B – yes

Vote: 5 Agree 0 Disagree; meeting adjourned at 7:30

VIII. ITEMS NEEDING SIGNATURE

Approved Date: _____

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