

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
March 3, 2021
6:30 p.m.

I. ROLL CALL

Present: David Christensen, Vice-Chair (ZOOM) Michael Provencher (ZOOM)
Debra Burrows (ZOOM) Dwayne Prescott (ZOOM) Lori Anthony (ZOOM)
Edward Zelmanow (In Person)

Hollis Planning Board (All members present were ZOOM): Max Kenney Eric Sanderson
Jessica Brackett Heather Sullivan Tammy Munson Paul Mattor
Martha Turner Tom Witkoski Peter Lovell

Others: Angela Chute David Lowe Dennis Abbott (ZOOM) Gary Lamb (ZOOM)
Lee Jay Feldman (ZOOM) Doug Foglio Jr. (ZOOM) Steve Blake (ZOOM)
Avery Day Bob Patten Jeff Read S. Pier Tom Donnelly Parth Jogi

Lori stated a quorum was met with all members present and the meeting was called to order at 6:30pm.

II. MINUTES

- February 3, 2021
 - February 17, 2021
- Accepted as written

III. NEW BUSINESS & PUBLIC HEARINGS

Lee Jay recognized and welcomed the Town of Hollis Planning Board to this evening's Planning Board meeting. Explained to all that moving forward Hollis has the option of waiving rights to the project or continuing to participate moving forward.

Paul Mattor, Chairman of Planning Board for Town of Hollis called their meeting to order at 6:35pm, stated a quorum has been met with his members present. Tammy Munson, Hollis Code Enforcement Officer and Eric Sanderson of SMPD are also present.

Lee Jay stated that he did not do a memo at this level, that the developer will explain the project. Eric Sanderson did provide a memo to the Hollis Planning Board as their process is a bit different.

Doug Foglio Jr. introduced himself to both boards. Explained this is a project from FOMEZ Development LLC between he and his business partner, for a potential 25 lot cluster subdivision off Deering Ridge Road. If the project moves forward they would be looking to develop it in phases contingent on the boards' feeling of the presentation.

Lori Anthony put forth that she used to work with Steve Blake in an engineering firm but feels she can be unbiased with this project. Lee Jay stated that is up to the board and took a poll to get their opinion on Lori participating.

David Christensen – no objection
Michael Provencher – no objection
Dwayne Prescott – no objection
Debra Burrows – no objection
Edward Zelmanow – no objection
Lori Anthony – no objection

Steve Blake, BH2M, explained they are doing due diligence on all surveys pertaining to both environmental and boundary surveys. There is no development in Hollis, their portion of the project is open space & protected lots only. All the development would be in Waterboro with some additional open spaces in Waterboro as well. Phase 1 would be 13 lots, road and stormwater design, with all of these designs being reviewed by DEP as well. The area is currently a wooded area only clearing what is needed for the lots. 20 acres in Hollis again consisting of open space and 15 acres in Waterboro for the development of lots. 60% of the total are is left in open space. The property is currently in tree growth and was previously cut off.

Discussion continued regarding Overhead power vs. underground power, hammerhead turn arounds vs. cul-de-sac, fire protection, cluster vs. conventional subdivision. They would be looking for fire department to weigh in on the road design and fire protection based on the most recent adopted Subdivision Ordinance. Access to the open space discussed and movement of access discussed. Development would utilize cluster mailboxes on site, snow removal was a concern regarding the hammerhead design and potential driveway impingement. Requested more current survey of the property, site being fully permitted vs partially permitted. Locations of wells, test pits, current usage of the open space land, any sort of recreational trails currently in use on the land, and ownership retention of the road space. Road constructed to town standards for potential future town acceptance. Clarified that regarding fire protection, you can't waive one thing in order to allow another, example waive residential sprinkler to allow cistern, that would require an amendment to the ordinance.

Hollis Planning Board members discussed concerns regarding storm water flowing out of the retention pond, where would it go and would it affect neighbors or the nearby stream. Open space encompassed in the Home Owners Agreement, the bulk of the planning is to take place in Waterboro, at some point they may take a vote to allow Waterboro to spearhead the project. Also mentioned the current use on the property, snow removal in the hammerhead turn around, and the Hollis Fire Chief passed along his same concerns with road design and hammerheads.

Lee Jay stated that the Hollis Board will have to decide how they want to proceed moving forward to which they stated may require a public hearing. At this time they needed to poll the Waterboro Planning Board as to their feeling on the project moving forward as a Cluster Subdivision or a Conventional Subdivision. The question posed: Does Waterboro want to allow the project to move forward as a Cluster?

Dwayne Prescott – Opposed to cluster
Debra Burrows – In favor of cluster
Lori Anthony – In favor of cluster
David Christensen – In favor of cluster
Michael Provencher – In favor of cluster
Edward Zelmanow – Abstained

IV. OLD BUSINESS

➤ HEP Waterboro SPV LLC

Michael Provencher stated that looking at the NE corner on the utilities plan it looked like the setback converges and not certain it maintains the 50' required setback. Regarding the utilities going into the array, it's initially on poles then goes underground, can it all be underground?

Jeff Read clarified that the line Michael was seeing is actually an old logging road and not the actual property boundary. CMP does not allow complete underground as it attracts lightening more.

Dwayne Prescott stated that the project failed to meet the complete survey as required previously by the board. That there are many times that the monuments have been found to be in the wrong place. The entrance to the array needs to reflect our current Highway Entrance Ordinance. Concerns regarding the fence height for animal access.

Shawn (Surveyor) stated that ultimately an ALTA Survey was going to be required to so they went ahead and did that as well. They took photos of every single monument around the property boundary and none of the surveys all the way back to the 1800's were in disagreement with what they found. An ALTA Survey is actually a more thorough survey.

Jeff Read clarified that they will be utilizing the current driveway and making the necessary upgrades to the culvert and stream crossing. Originally the fence was set to 3" above the ground but has been changed to reflect 6". The National Electrical Code allows 6" whereas 10" may not be allowed. The gate access is 40' – 50' back from the road.

David Christensen made a motion to approve the application with amended conditions as clarified by Lee Jay. Edward Zelmanow second the motion.

Vote by Roll Call: Debra Burrows – yes David Christensen – yes Lori Anthony - yes
Michael Provencher - yes Dwayne Prescott – no Edward Zelmanow - yes

Vote 5-1, motion for approval passes.

V. COMMUNICATION

VI. MISCELLANEOUS

Edward Zelmanow made motion to table Solar Ordinance Workshop. Michael Provencher second the motion.

Vote by Roll Call: Debra Burrows – yes David Christensen – yes Lori Anthony - yes
Michael Provencher - yes Dwayne Prescott – yes Edward Zelmanow - yes

Vote 6-0,

VII. ADJOURNMENT

➤ Edward Zelmanow made the motion to adjourn. David Christensen second the motion. No discussion.

Vote by Roll Call: Debra Burrows – yes David Christensen – yes Lori Anthony - yes
Michael Provencher - yes Dwayne Prescott – yes Edward Zelmanow - yes

Vote 6-0, motion for approval passes.

VII. ITEMS NEEDING SIGNATURE