

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
March 17, 2021
6:30 p.m.

I. ROLL CALL

Present: David Christensen, Vice-Chair (ZOOM) Debra Burrows (ZOOM) Lori Anthony (In Person)
Edward Zelmanow (In Person) Diane Gray (In Person)

Absent: Michael Provencher Dwayne Prescott

Others: Angela Chute David Lowe Dennis Abbott (ZOOM) Gary Lamb (ZOOM)
Lee Jay Feldman (ZOOM) Doug Foglio Jr. (ZOOM) John Wilkinson Cindy Dumond
Tammy Munson (ZOOM)

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

II. MINUTES

- March 3, 2021
Accepted as written

III. NEW BUSINESS & PUBLIC HEARINGS

- Ivory Hills Subdivision – Sketch Plan Review
John Wilkinson & Cindy Dumond representing on behalf of Regina & Ivory Libby

Lee Jay gave a brief overview of the project, which consists of 3 lots, one of which already has a home on it and will be staying in the family. The owners of the lots at this time will not be developing them, only dividing them and selling them.

John Wilkinson also addressed the memos from Department of Public Works, Waterboro Fire Department, and the Code Enforcement Office and that all those concerns would be addressed on the next revision of plans.

Discussion from the Planning Board members followed to include the following. The “approximate” locations of the wetlands needed to be addressed and more definitive locations shown. Asked if a nitrate plume analysis needed to be performed as there were no numbers on the plan for grade analysis and requested elevations be marked. Also wondering if a stormwater plan would be necessary. Was there landscaping proposed? Can it be requested that utilities be placed underground? Also had questions regarding soil survey and if a Class A high was required. Waiver forms for each requested waiver were not included to which Glenn stated he would be meeting with John as much of the checklist didn’t pertain to this subdivision. Requested the location of the driveway for the Scott McConihe residence. Subdivision regulations, Section 6.2, require 2 test pits per lot. Would need culvert sizes, lengths etc. as well as road design standards for grading. Make sure there is no development across wetlands.

Lee Jay stated that there would be no landscaping plan as these lots weren’t being developed by the current owner and that the underground utilities could be a condition of approval should they request that.

IV. OLD BUSINESS

- FOF HEP Waterboro SPV LLC
Edward Zelmanow made the motion to accept FOF for HEP Waterboro SPV LLC with corrections made. David Christensen second the motion.

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

Vote 4-0-1, motion for approval passes, Diane Gray abstaining.

V. COMMUNICATION

VI. MISCELLANEOUS

VII. ADJOURNMENT

- Edward Zelmanow made the motion to adjourn. Debra Burrows second the motion. No discussion.

Vote by Roll Call: Debra Burrows – yes David Christensen – yes Lori Anthony - yes
Edward Zelmanow – yes Diane Gray - yes

Vote 5-0, motion for approval passes.

VII. ITEMS NEEDING SIGNATURE

- Lori Anthony to sign Findings of Facts upon corrections made.