

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
October 20, 2021
6:30 p.m.

I. ROLL CALL

Present: Lori Anthony Clyde Smith Rebekah Higgins Diane Gray

Absent: Devin Chamberlain Edward Zelmanow

Others: Angela Chute David Lowe Lee Jay Feldman Dennis Abbott
Vicky Edgerly Stacie Walker Steve Bourque

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

II. MINUTES

- September 15, 2021

III. PUBLIC HEARINGS

IV. NEW BUSINESS

- Clarks Bridge Crossing – Sketch Plan Review - Dana Libby, Corner Post Surveying
 - 12 Lot Subdivision

Dana Libby stated the project would consist of 12 lots, 7 of them fronting from Clarks Bridge Road and 5 fronting from Sokokis Trail. Each lot will have their own individual septic system and well. They are open to feedback and consolidation of driveways along Sokokis Trail as they are aware of the traffic there. Wetlands have been mapped. Steve Bourque stated the houses will be roughly 1000 sq. ft. to 1600 sq. ft. Colonial Style homes, with preliminary numbers averaging approximately \$300,000.00 geared to young families. Most will be 3 bedroom, 2 bathroom residences.

Memos received from Michael Gilpatrick and Lee Jay Feldman with no additional information to provide.

Board discussion regarding amount of floor plans to choose from or will they all be the same? Are the residences aimed at just young family or are they open to any qualified buyer. Lot 1 is just under 10 acres versus the remaining lots of approximately 5 acres. Explained that Lot 1 is more unusable than the remaining lots due to wetlands and only having a small building envelope which is where a small ranch style home will be placed. Pointed out by Board member that the deed restrictions are quite stringent. Requesting that they consider less driveways on both Sokokis Trail and Clarks Bridge Road. Back side of Lot 1 could be developed if it was changed to a cul-de-sac.

Dana Libby stated the area doesn't support economic value for an internal road. Site distance studies will be done, they're aware the state will definitely be a challenge obtaining permits and

realize they may lose lots along route 5. Clarks Bridge Road cuts will be in conjunction with the towns Department of Public Works.

Board continued to discuss minimizing Sokokis Trail driveway cuts, plans to show 2 test pits, well locations, and utility pole locations. Look for plans regarding stormwater management as there are no proposed culverts showing yet. Bus stops will need to be thought about if targeting young families as Sokokis Trail is extremely busy. This subdivision is right in the middle of the village zone, will there be open space or pathways etc.? Contact information for RSU 57 Transportation provided.

Dana Libby stated that the culverts will be on a case by case basis and they are requesting a waiver for the hydrogeological study. Any open space is held in an HOA and would be a case by case basis but most likely the HOA. The open space will most likely be for the neighborhood only but each lot already has large backyard.

Continued Board discussion regarding their wishes to see a cul-de-sac design and driveway discussions. Dennis Abbott has shared concern regarding 7 driveways along Clarks Bridge Road and would like to see shared driveway entrances.

Dana Libby stated that they could look at a single cut along Sokokis Trail and “T” off that cut into the individual lots using an access running parallel with Sokokis Trail.

Lee Jay Feldman recommends seeing an alternate design for a cul-de-sac where they could possibly gain another couple of lots. Yes they are in a village zone but straight line doesn’t make sense and feels alternative designs might be better.

V. OLD BUSINESS

- Committee discussions – Edward Zelmanow absent from the meeting. Lori requested everyone to consider what his initial request was and will carry this over to the November 3, 2021 meeting.

VI. COMMUNICATION

VII. MISCELLANEOUS

VII. ADJOURNMENT

- Clyde Smith made the motion to adjourn. Rebekah Higgins seconded the motion. No discussion.

Vote: 4-0, motion passes, meeting adjourned at 7:00

VIII. ITEMS NEEDING SIGNATURE