

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
August 24, 2022
6:30 p.m.

I. ROLL CALL

Present: Lori Anthony James Farias Diane Gray Stacie Walker

Absent: Rebekah Higgins Clyde Smith

Others: Lee Jay Feldman Dave Lowe Angela Chute

Lori Anthony called the meeting to order at 7:00pm due to a member running late and stated a quorum was met with members present.

II. MINUTES

- July 20, 2022
- August 3, 2022

All minutes accepted as written

III. PUBLIC HEARINGS

IV. OLD BUSINESS

- Clarks Bridge Road Crossing, Clarks Bridge Road & Sokokis Trail – Final Subdivision Plan Review – Dana Libby, Corner Post Land Surveying

There weren't many changes to the plans.

1. Sheet 2 – added the driveway entrance detail
2. Removed the culvert located at Lot 3
3. Added certification that monumentation has been set.

Regarding the memo from the Department of Public Works, the culverts located at Lot 1 and Lots 2 & 3 are located correctly with direction of water flow correct so he's not quite sure how to address the memo. Lee Jay stated he also had the same observation but it may just be an illusion with the angle of the culverts on the plans.

Lori requested they define passive recreation. Also, regarding the driveways and curb cuts on Route 5, DOT inspects, will the driveways and culverts on Clarks Bridge Road be inspected during installation?

Dana stated it refers to hiking, walking etc., there will be no ballfields etc. The driveways and culverts on Clarks Bridge Road will be inspected during installation by Public Works as well as Code Enforcement for compliance.

Lori stated that she noted that originally on the deed restrictions that the lots were presented as 11 house lots but now #2 on the deed restrictions Lots 5 & 6 now have an exemption for commercial use.

Mark Patterson stated that depending on what happens with the safe storage project, they may need those 2 lots for the Waterboro Safe Storage but it's unsure at this time.

Diane wanted clarification that any changes would have to come back to Planning Board. Dana explained that they put that clause in there so the option was already available to them.

Lee Jay read his recommendations regarding conditions of approval.

1. A bond, letter of credit, or certified check be established with the Town prior to the start of construction on any of the off-site improvements (cross culvert replacement). The dollar amount shall be agreed upon with the Public Works Department prior to construction.
2. Compliance with all written materials and oral agreements submitted to the Board as part of the application process.

No further discussion.

Motion made by Diane Gray to approve the Final Subdivision Plan for Clarks Bridge Crossing, second by Stacie Walker.

Vote 4-0, motion passed, Final Subdivision Plan for Clarks Bridge Crossing approved

V. NEW BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VII. ADJOURNMENT

- Diane Gray made the motion to adjourn. Lori Anthony second the motion. No discussion.

Vote: 4-0, motion passes, meeting adjourned

VIII. ITEMS NEEDING SIGNATURE