

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
April 17, 2024
6:00p.m.

I. ROLL CALL

Present: Rebekah Higgins, Chair, Rick Madruga, Diane Gray, James Farias

Absent: Stacie Walker

Others: Michael Gilpatrick, Mikala Jordan, Angela Chute, Dave Lowe, Andy Johnson - ARC,
Steve Blake - BH2M

Rebekah Higgins called the meeting to order at 6:00pm.

II. MINUTES OF PREVIOUS MEETINGS

March 6, 2024
March 20, 2024
April 3, 2024

Diane Gray made a motion to accept all minutes from the previous meetings as written, seconded by Rick Madruga.

Vote: 4-0, motion passed, minutes approved.

III. PUBLIC HEARING

- **RSU 57 Modular Classroom - 86 West Road, Waterboro**
 - **Andy Johnston, ARC**

Andy Johnston – ARC, gave a brief overview of the proposed project. RSU 57 is proposing a 4200 sq. ft. modular classroom with 4 individual classrooms within in the building. The building will be 600’ from West Road and approximately 300’ from the side property line maintaining a wooded buffer area. Tying into the existing water lines onsite, an additional 1000 gallon septic tank will be installed and also tying into the existing subsurface waste system onsite. The building will provide more space for the current population on campus and is not due to an increase in student population. There will be sidewalks and curbing installed in front of the building with designated handicap parking. The area consists of well drained sandy soil. Code Enforcement requested screening for windows in relation to the adjacent baseball field. They’ve requested the condition of approval to seek different options of screening, window coverings vs. a net attached to backstop and dug out. The build out plans will show fire extinguisher locations.

No public comment. Rebekah Higgins closed the public hearing at 6:07pm.

IV. OLD BUSINESS

- **RSU 57 Modular Classroom - 86 West Road, Waterboro
Andy Johnston, ARC**

James Farias made the motion to approve the application, seconded by Diane Gray.

Vote: 4-0, motion passed, application approved

- **Waterboro Woodyard – Chadbourne Ridge Road, Final Plan Submission
Steve Blake, BH2M**

Steve Blake stated not much has changed from the preliminary plan. All other required permits from DEP and Army Corps of Engineering have been received. Changes to the Stormwater management have been made, they will be installing level spreaders vs. utilizing filters.

Michael Gilpatrick stated Lot 8 the primary concern was the culvert for the driveway which has been addressed with the installation of a 3' culvert which will be embedded for fish passage.

Lots 1, 2, 3, now show the square footage in the hatched area depicting the critical terrestrial area as requested, hindsight he would have preferred actual measurements from the front property line to the back of the critical terrestrial to verify to further infringement. Possibly place this in covenants but doesn't see it holding up potential approval for this project. The next big question is at what point do we allow building permits and bonding in place. Lot 8 is exempt as it enters from Chadbourne Ridge Road.

Steve Blake requested that the measurements for Lots 1, 2, 3 come in on plot plans vs. the final plan, Michael Gilpatrick agreed to this condition.

Regarding bonding for the infrastructure, the easiest thing to do is complete the infrastructure to the base coat of pavement including the stormwater infrastructure, put a bond in place to finish the remaining infrastructure to finalization. No building permits will be issued until the infrastructure is constructed and the bonding is in place. There is not a ton of work to be completed so it shouldn't take long to get to that point. Also, outside the right of way, the maintenance will belong to the HOA, and will be included in HOA documents.

Diane Gray made a motion to approve the application with the following conditions of approval;

1. Lots 1, 2, 3 – plot plans must give measurements from the front lot line to the rear of the critical terrestrial area.
2. Infrastructure must be complete to the base layer of pavement, including stormwater infrastructure in addition to providing a bond for the completion of the finish pavement prior to the issuance of building permits. Lot 8 is exempt from this condition of approval.

Seconded by James Farias.

Vote: 4-0, motion passed, application approved with conditions as discussed.

➤ **F/A Zone Change Request Update**

Michael stated this came about as a request from Stephen Everett. The Board held a workshop and following that workshop the Board decided they wouldn't be moving forward with a change.

➤ **LADA Update – Michael Gilpatrick**

Michael stated several meetings have been held with Mr. Garnik. There is some progress but he still has work to do. A junkyard requires a 500' setback from private wells and a recycler requires 300'. This is very tight and if Mr. Garnik can make the 300' he still has some homework to do. At this time he is inventorying the vehicles and identifying which vehicles he has titles for. There are vehicles on his lot that don't belong to him, that have just been left there so he's also got to obtain abandoned vehicle titles. The site plan has had significant improvement and looking better but still has a ways to go.

V. NEW BUSINESS

VI. COMMUNICATION

Mikala Jordan stated that LD1976, update to the Growth Management Law has been passed. It will now go through policy and rule making. In regards to this passing, the Comprehensive Plan will need updating and if the updated plan is consistent with the state it opens up different funding available for the town.

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Rick Madruga made a motion to adjourn, seconded by Diane Gray.

Vote: 4-0, motion passed, meeting adjourned