

TOWN OF WATERBORO
PLANNING BOARD

MEETING MINUTES

November 19, 2008

7:30 p.m.

I. ROLL CALL

Board Members

Present:	David Benton	Judy Carll	Kurt Clason
	Susan Dunlap	Teresa Lowell	Tim Nelson

Absent: Roland Denby

Others Present:	John Perry	Steve Everett	Bill Thompson
	Mark McCallum	Tom Ursia	Patti Berry
	Tina Smith	David Lowe	

Sue Dunlap, Chair, called the meeting to order at 7:30 p.m.

II. APPOINTMENTS

***Amended Plan – Star Estates Subdivision
Star Hill Road
John Perry***

John Perry addressed the board regarding an amendment to the existing Star Estates subdivision. Mr. Perry is proposing to sell a portion of Lot 5 to an abutter.

Sue Dunlap noted that the procedure for final plan is to be followed for an amended subdivision. Board noted the following:

- No change to view easement from original plan
- No improvements required; no performance bond
- Avery Road is a private road
- Fire pond is not shown on plan
- Applicant to provide mylar

Kurt Clason made a motion to approve the amended plan for Star Estates pending receipt of a mylar showing the fire pond as proposed. The motion was seconded by Tim Nelson and unanimously carried.

***Amended Plan – Oakwood Ridge Subdivision
Star Hill Road and Avery Road
Steve Everett***

Steve Everett addressed the board regarding an amendment to the Oakwood Ridge subdivision. The applicant proposed to divide Lot 13 into two lots; 38 acres and 20 acres.

This lot was originally proposed to be a conservation easement. The owners decided to retain this lot and split into two parcels using the centerline of the stream as the lot boundary.

Tim Nelson stated that he has a problem with the centerline of the stream as a boundary. Steve Everett responded that he prefers to use natural boundaries because anyone could see where the boundary was. Board members question the continued use of the ATV trail. The outsale lot is shown on the plan but the status of the lot is unclear. The two 10,000 gallon cisterns should be shown on the plan. Letters from other lot owners have not been received. Applicant is to provide mylar and two paper copies for board signatures.

Kurt Clason made a motion to table the application pending receipt of letters from others property owners, addition of cisterns to plan and outparcel definition and conditions under which it was created. The motion was seconded by Tim Nelson and unanimously carried.

***Preliminary Subdivision Plan – Green Court Acres
Off West Road – Map 4, Lot 22
Bill Thompson BH2M***

Bill Thompson addressed the board regarding the Green Court Acres subdivision. The checklist prepared by the Planner was reviewed and the following items noted:

- Stormwater management plan in process
- DEP permit for water quality and phosphorous (Shaker Pond water shed)
- Preapplication meeting requested with DEP
- Letter received from John Vacari of the Water District
- Phase II of this subdivision will require DEP site location review
- Bill Thompson stated that there are no vernal pools on site
- Details requested on gravel pit closure
- Building envelopes shown on plan
- Waiver requests to be reviewed at a subsequent meeting

A site walk was scheduled for Saturday, December 6, 2008 at 9 a.m.; a public hearing was scheduled for Wednesday, December 17, 2008 at 7:30 p.m. at the Town Hall Annex. Tim Nelson made a motion that the check list provided by the town planner satisfied the preliminary plan requirements. The motion was seconded by Kurt Clason and passed unanimously.

III. MINUTES OF PREVIOUS MEETINGS

Teresa Lowell made a motion to approve the minutes for the meetings held October 1 and 2, 2008. The motion was seconded by Kurt Clason and passed 5-0 (Tim Nelson abstaining).

IV. REPORT OF OFFICERS

V. OLD BUSINESS

VI. COMMUNICATION

VII. MISCELLANEOUS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Kurt Clason made a motion to adjourn the meeting at 9:15 p.m. The motion was seconded by Teresa Lowell and passed unanimously.

Approved Date: Jan 21, 2009

Teresa Lowell _____

Judith W. Coe _____

[Signature] _____

David R. Ben Jan Sr _____