

Town of Waterboro  
**20/20 Master Planning Committee**

Minutes

March 11, 2013 – 5 PM – Central Fire Station

**Call to Order:** 5:05 PM by Tom

Present: Bob Powers, Dave Barker, Dianne Holden, Todd Abbott, Tim Neill, Roger Macomber, Judi Carll, Any Cote, Sel. Dave Woodsome and Dwayne Prescott, Planning Board member.

Guests: Mike Riley and Ray Corson of Sewall Company

**Review & Accept Agenda:** Bob made the motion to accept as presented. Roger seconded. Voted, passed.

**Minutes:** Moved by Tim, seconded by Roger to accept the minutes of the meeting of February 11, 2013 as printed and to accept the minutes of the meeting of January 14, 2013 as printed, acknowledging the fact that Dwayne Prescott who is technically not a member of the Committee, seconded two motions at the January 14, 2013 meeting (the motion to accept the agenda as printed and the motion to adjourn the meeting). Voted, passed.

**Announcements:** Tom spoke on the educational/connectivity meetings with MEREDA and MITC, noting that members of the 20/20 can attend seminars and workshops, which will be paid by the Committee's budgeted monies. Tom passed out handouts on three upcoming meetings.

**Correspondence:** None.

**New Business:**

Sewall Co. Progress Report: Mile Riley and Ray Corson gave a progress report of the planimetric mapping and also a progress report on site location analysis of possible future business/industrial/campus parks and subsurface disposal area concentrations. This report was very informative and created a lot of conversation and discussion. They pointed out that Waterboro contains 53.5 sq. miles and once unsuitable areas are eliminated (ie: Resource Protected areas/wetlands, poor soils, Wellhead Protection area, critical wildlife habitat area, slopes exceeding 10%, and no public sewer/limited capacity for subsurface wastewater disposal) there are very few suitable sites in the East and Center areas of Town. Key criteria for Industrial Parks include: proximity to thoroughfare (no more than 1 mile from it), availability of 3-phase power, adequate acreage (minimum of 50 ac.), availability of public water and sewer, willingness of owners to sell, proximity to other business parks and zoning restrictions. A suitable site should have 5% or less sloping with well drained soils, ideally owned by the Town, have a min. of 50 acres and the utilities necessary for operation.

The northern section of Town has possibilities, but at this time, appears to be too remote. The south-easterly section of Town from the intersection of Rts 202 & 5 and west toward South Waterboro, appears to be too wet for development, but possibly could support a strip mall. The area around Ossipee Mountain (Middle Rd/Route 5) and the areas of Deerings & Roberts Ridge Roads should stay rural. There is possible development on the Rt. 202 side of the triangle that includes Old Alfred Road and Rt. 5.

The preliminary findings for wastewater concludes that the need for public sewer is not as great where public water exists. If necessary in the future, they see each village area potentially having a small wastewater system. The Little Ossipee Lake is the best natural resource in Waterboro and it needs to be protected. Sewall feels this should be the first priority for a Town wastewater system, to preserve the lake. The Lake Arrowhead community may have to do something in the future.

Noted that it would be helpful to get future development information from the Water District. The District would like a standpipe near Roberts Ridge Road in the future. They need additional storage and more gallons. For future planning purposes, the Town needs to know what their plans are. Tom will try to obtain that information. Sewall feels the 1<sup>st</sup>. priority for future public water would be Old Alfred Road.

Agreed that the Final Presentation from Sewall Co. will be April 22<sup>nd</sup>. , which the Board of Selectmen and all Town Committee members will be invited. It will be held at 5 PM at Central Station. April 29<sup>th</sup>. will be an alternative date.

A 10 min. break was taken to give Mike & Ray time to take care of the presentation tools.

Tom conducted a debriefing of the presentation with Sewall Co:

- It was noted that perhaps parcels under more than one ownership could be put together for a business park site – it doesn't necessarily have to be land under one ownership. Also, it was noted that a business park may consist of only one building, not necessarily many buildings.
- Discussed the Goodall Hospital campus and it's future.
- Some felt that zoning changes need to be dealt with now due to the possibility of development in the near future, not wait until the Final Report is completed in 1 yr +.
- Some want Incentive Zoning that is pro-business.
- Some felt that new Wellhead Protection zone areas should be made a Conditional Use.
- Conclusion: Sewall Company's presentation of three potential industrial development locations are suitable, however, within the Committee's discussion, they felt that there may be an additional location, and recognize there may be other locations that are

suitable along the connecting Rt 5 corridor. Additionally, they feel that the Planning Board needs to start acting on the zoning in this area. Tom will relay this conclusion to

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- Sewall and will ask for a Draft for the Committee's review before completing the Final Presentation.

Population Demographics & Conversation with Planning Decisions: Bob reported on his conversation with Planning Decisions. It was agreed to have a forecast analysis done by Planning Decisions and the data merged into the Population Chapter.

Public Web-Based Hosting: Discussion was held about Sewall Co. hosting all the Town's planimetric map layers at a cost of \$5,000.00 that would cover the time period of April, 2013 thru June, 2014. The Committee will discuss this proposal again in May.

**Old Business:**

Due to the length of the meeting, the Committee members agreed to hold another meeting on March 25<sup>th</sup>. to discuss the following items:

Subcommittee Updates on Task Assignments: Committee members:

Ownership and tract reference of old railroad bed locations: Todd & Dianne

Current Population & Growth Forecasting: Bob

Status of Les Bois Carthage holdings: Tom & Todd

Natural Resources & Open Space/Recreation Planning: Todd & Dianne

Tourism & Hospitality Industry Marketing: Tom, Kerry D'Angelos & Leo Binette

Economic Development Strategies: Tom, Kerry & Leo

Infrastructure (water, sewer & air access) (short and long-range needs with capital investment necessary to achieve): Work on after July 1, 2013

Implementation Strategy & Policy Development: After July 1, 2013

Compilation of final summary report: After July 1, 2013

Draft of Summary Report for Village Planning Listening Sessions: Tom handed out the draft and will do the first cut of the 'Action Planning Strategies' so that the Committee can refine and modify them at the next meeting.

**Adjournment:** Todd made the motion to adjourn at 8:47 PM. Roger seconded. Voted, passed.

Respectfully submitted,

Dianne Holden

Committee Secretary

Approved March 25, 2013