

Town of Waterboro
20/20 Master Planning Committee

Minutes

April 8, 2013 – 5 PM – Central Fire Station

Call to Order: 5:04 PM by Vice Chair, Bob Powers

Present: Bob Powers, Dave Barker, Dianne Holden, Todd Abbott, Tim Neill, Roger Macomber, Judi Carll, Andy Cote and Sel. Dave Woodsome. Guests: Dwayne Prescott, John Vacari, Supt. Waterboro Water District and Douglas Foglio, Sr.

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

Minutes: Roger made the motion to accept the minutes of March 25, 2013 as written. Tim seconded. Voted, passed.

Announcements:

Congrats to Tim Neill for becoming the Planning Board's new Chairman.

Correspondence:

E-mail from Adm. Asst. Christina to all Town Committees inviting them to the 20/20 meeting on April 22nd. for the Sewall Company's Final Presentation

New Business:

Business/industrial/corporate/medical park locations on Route 202/4 corridor & Route 5 corridor

Doug apologized for not being able to attend the March 25th. meeting. He owns 79+/- acres on Rt. 202, surrounding the Howe & Howe company. There are 50+/- acres suitable for development. He obtained Planning Board approval for 100 ft. setbacks from the wetlands (normally 150 ft.) He showed the members a survey of the land, that he has lots for sale as a business/commercial park. The property has access to a 12" water main, 3-phase power and the wetlands study has been completed.

He has encouraged the Planning Board to give commercial/business properties conceptual subdivision approval without boundaries, within the parcel. Therefore, lot sizes can be created to meet the buyer's needs. Lot lines would be drawn in at Site Plan Review.

As Road Commissioner, Doug suggested that due to the State's Urban Compact requirement on Town's having to take over State Roads, the Planning Board needs to promote internal roads for housing vs. individual curb cuts, especially along Routes 5 & 202.

Old Business:

Discuss/vote of Summary Report for Village Planning Listening Sessions – Bob: The Committee reviewed the updated draft. Judi made the motion to accept as written. Roger seconded. Voted, passed.

Review Summary Outline for Sewall presentation on April 12th. – Bob: The Committee reviewed the draft outline as provided by Sewall Company. Tim motioned and Dave B. seconded to add the following sites to the list of areas of known groundwater contamination under Section 3: lagoons at the Transfer Station, Southern Maine Finishing site on Rt 5 and Owens property on Garland Hill Road. Voted, passed.

Water Supt. John, gave an overview of the Water District's current wells and usage, also, the plans for future expansion, especially if the need arises for commercial use.

Subcommittee Updates on Task Assignments: Committee members:

Bob reported that Tom will be working on hospitality. Leo Binette and Kerry D'Angelos will be working on tourism.

Bob presented an overview of the population and growth forecasting section that he has been working on. He has compiled a lot of information and with the timelines that will be included, the report will be impressive.

Other: Bob reminded the members that the 20/20 reporting date at the Selectmen's meeting will be Tuesday, April 16, at 6 PM and all members are encouraged to attend.

Adjournment: Todd made the motion to adjourn at 7:05 PM. Tim seconded. Voted, passed.

Respectfully submitted,

Dianne Holden
Committee Secretary