

TOWN OF WATERBORO
PLANNING BOARD
MEETING MINUTES
April 20, 2016
7:00 p.m.

I. ROLL CALL

Present: Kurt Clason Katy Mann Lee Nelson Judi Carll Dwayne Prescott
Judy Wirth Steve Letellier

Absent:

Others: Al Grover Tara Ryan David Bozza Kevin Tobin Dick Hall Jody Lincoln
John Cyr Deidre Donovan Sandra Labelle Robert Thomas
William Thompson Lee Jay Feldman Glenn Charette David Lowe
Tammy Bellman

Kurt Clason called the Planning Board meeting to order at 7:03pm on April 20, 2016.

Kurt stated that a full quorum has been reached by the Planning Board with the members present.

Kurt moved New Business to the front of the Agenda.

II. NEW BUSINESS & PUBLIC HEARINGS

➤ **William Thompson, BH2M – Waterboro Heights SKETCH Plan** – Lee Jay addressed the Planning Board – no memo prepared as this is the SKETCH Plan, Bill Thompson has met with the Director of Public Works, Code Enforcement Officer, Town Planner, Fire Department and CEO Admin Assistant twice before coming before you. William Thompson (Bill) gave an overview of the project thus far:

- Proposed as a cluster subdivision with 13 lots – with no denser development
- 40,000 square feet minimum per lot
- Remainder of proposed land will be put into Open Space for recreational use – possible ball field built, soccer field, etc
- Agricultural Residential Zone – reduced from 80,000 square feet to 40,000 square feet
- Frontage move to 110 feet
- 14 Acres remain OPEN Space to be controlled by a Homeowners Association
- Panoramic Drive comes off Deering Ridge Road
- Ties into Tristan Way – Tristan will be improved to a 24 foot gravel Road
- Proposed 1,400 foot paved road to Town Standards – going with 24 foot wide road with shoulders through to an improved Tristan onto Meadowbrook Drive. This will be accomplished when up-grade of Panoramic Drive done. Improved to meet stormwater treatment. Big

- step to move forward will be how to treat the stormwater.
- Will meet the 100 foot setback on with the stream.
- Topo done and stormwater wetland – have to meet MDEP standards.
- The firetruck is now able to drive in pick up water and back out to return to the needed location.
- Year round will be plowed.
- No DEP Site Location Permit – the area involved is too small.
- Stormwater Permit being done – must meet MDEP Standards.
- First meeting was February 16 then again on March 17 – some of the noted improvements are:
 - Meeting 100 year flood plan
 - Corrected the abutters
 - Created the fire turnaround
 - Lot 2 has a better lay-out
 - Proposed 24 foot wide road
- No detail on the engineering yet – will be done after this meeting

Kurt – Planning Board questions:

Judy – Roads only – no sidewalks? Cluster subdivision - make houses look different with the placement?

Bill – will look like a village; provide different alignment; once topo done then will do the layout.

Steve: Soil testing?

Bill: Yes a Nitrate Study

Lee – Fire Department good? Driveways? Road continued?

Bill - Yes; driveways on next plan; yes going to follow ordinance with soils

Kurt – Green lot? Mailboxes? Open spaces numbered? Note on Drawing with who owns the open spaces? Fire hydrant – who owns? Note: what part of the original plan – Locust drawing does not match anything.

Bill – Nothing has been done with it – it will be part of Lot 2.

Lee Jay – No issue with numbering or left as open space perpetuity.

Bill – Will note on the plan that never to be developed.

Judy – Who pays the taxes on the open space?

Bill – Divided amongst the lots.

Lee Jay – Become 1/13th and part of their tax – per lot.

Lee Jay – Want to consider how you are going to treat the stormwater – one way would be to grade with LID for drainage or with rain gardens.

Bill – Road is fairly flat – tend to rock the grade to point of treatment.

Glenn – A text on how the roads will be hot topped.

Kurt – Will you be using an independent engineer to validate the hottop?

Bill – Yes there are qualified groups out there.

Kurt – to Bill you will be able to return when you have the next phase of the plan done. Please call Tammy in advance of your return to schedule a date with the Planning board.

III. MINUTES OF PREVIOUS MEETINGS

IV. OLD BUSINESS

V. COMMUNICATION

- **Maine State Statute Citation up-date** – Provided copy of email passing the Maine State Statute up-dates for the Zoning Ordinance, Site Plan Review Ordinance and Land Subdivision Ordinance.

VI. MISCELLANEOUS

- **Board of Selectmen PUBLIC HEARING – Waterboro Zoning Ordinance Article 2 Section 2.08 Size Increases or Decreases** – Lee Jay – the Board of Selectmen have asked for lots that currently do not meet Article 2 Section 2.08 but would work with the current proposal before the Board.
- **Lee Jay Feldman** requested to discuss Commercial Design Standards as he had lost track of their status. Did the Planning board want to include all state roads or keep only routes 202 / 4 and 5? We need an action to forward onto the Board of Selectmen. Katy Mann made a motion to move forward the Commercial Design Standards on to the Board of Selectmen to include only 202/4.and 5 state roads. Judy Wirth seconded. Discussion: Kurt Clason – it should include ALL state aided roads. Vote 6 – 1 (Clason).

VII. ADJOURNMENT

- Steve Letellier made the motion to adjourn at 7:26pm. Lee Nelson seconded the motion. No discussion. Vote 7 - 0 in favor. Meeting Adjourned to the Shoreland Zoning Ordinance workshop.

Approved Date: _____

_____	_____
_____	_____
_____	_____
_____	_____