

Planning Board
October 20, 2021

The October Planning Board meeting was called to order at 7:00 p.m. Those in attendance were Charles Tarbell, Ray Merrill, Ted Gerber, Nick Archer, Recording Secretary Cindy Kimball, and Chairman Colin Holme, along with Code Enforcement Officer John Bell. New alternate seat position candidate Henry Howard and nominee Ted Colburn were also present.

The first item on the agenda was a review of the September minutes. Hearing no changes or additions, Ray made a motion to accept them as presented. The motion was seconded and the vote was 5-0 in favor.

The second item on the agenda was a review of the SZ application from Don and Diane Rung. They would like to build a 19' x 20' structure for residential use. The PB discussed the following items:

1. There is one hazardous tree within the project that has prior approval from the CEO to remove. Any trees removed for construction need to be replanted post construction.
2. Setback and expansion requirements are met. Prior to construction DEP and NRPA permits will be needed. A crushed stone drip edge around the perimeter of the building will be needed.
3. A plumbing permit will be required

Nick made a motion to approve the permit with the above 3 conditions be met before construction begins. The motion was seconded and the vote was all in favor.

The next item on the agenda was Keith Morse and Nick Racioppi from JKL Surveying and representing Kathleen Baker for the proposed Mandevillage Subdivision. Keith reviewed the preliminary application for the 25+ acre parcel which will have 5 lots ranging in size from 1.24 to 12.46 acres. The junk on the property has been removed, all lots have been soil tested, and each lot will have private wells and septic systems. There are currently 2 houses near the road and one older trailer further out on the property which is being lived in. There are 2 septic systems on the property as well. The flood zone has been mapped and none of the flood zone area will be disturbed, it will be used as a buffer for phosphorous control. Colin noted that although the buffer is likely a good phosphorous control, a formal

phosphorus development plan will have to be presented as part of the development. A discussion about abutters was held and Keith will be contacting them via certified return receipt mail. It was noted that provisions for fire protection will need to be included and a Shoreland Zoning application may be needed as well. A site walk was agreed on for November 21st at 11:30 a.m. Since this was a preliminary review of the subdivision, there are no action items to vote on.

The next item on the agenda was a review of a preliminary application for a subdivision on Deer Hill Road. Del Maxfield representing Sawin Millett reviewed the 3 lots, 2 on Deer Hill Road and 1 on Golden Guernsey Drive. Each will be slightly larger than 1 acre with 2 driveways proposed coming in off Deer Hill Road and 1 off Golden Guernsey Drive. Abutters will need to be contacted by the applicant by certified mail. A site walk will be held after the Mandevillage Subdivision walk, November 21st, 1:00 p.m. The PB discussed phosphorus control and who will be responsible for maintenance of Golden Guernsey Drive. The fire chief will need to be notified via certified mail and a homeowner's association may need to be created to help with road maintenance of Golden Guernsey Drive. Since this is a preliminary application there are no action items to vote on.

Next, the PB discussed the proposed wording for site plan review ordinance changes regarding self storage facilities, solar facilities, and bulk water extraction. It was suggested to create a map of the historic district and buildings on the historic registry and to identify areas around these buildings as not suitable for storage facilities. Some specifics of water extraction language were discussed including a daily cap for total water extracted and a proposed fee per gallon with the money going towards a tax reduction for those affected by trucks that transport the water. Colin noted he will resend the proposed wording for PB members to further review and discuss.

In new business, the PB held a discussion regarding tablets for PB members to use for emails, digital ordinances, and other relevant information. It would help during meetings to have that information readily available for the PB members to review as needed during the meetings. Nick noted he will do some research on appropriate tablets.

In other business, John reported there has been a complaint filed regarding a perpetual yard sale on the Sweden Road and that hazardous parking was noted as a problem. While some towns require a permit for a yard sale, Waterford does not at this time. Because of this, the yard sale would likely have to meet home occupation standards at a minimum. John will contact the property owner and ask them to come before the board, as is required in the Site Plan Review Ordinance for Home Occupations.

Lastly, Colin introduced Henry Howard and Ted Colburn. They will both be alternates on the PB.

Ray made a motion to adjourn at 8:58 p.m. The motion was seconded and the vote was all in favor.

Respectfully submitted,

Cindy Kimball