

Minutes  
Town of Waldoboro  
Planning Board Meeting  
March 14, 2007

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Roll Call

The meeting was called to order by chairman Bo Yerxa at 7:00 p.m in the meeting room at the Municipal Building. Other members present were Carlo Bianchi, Chuck Campbell, Chuck Flint, JoAnn Myers, and Abden Simmons. Code Enforcement Officer John Black was present. Flint arrived after the votes taken on the minutes. A quorum was present throughout. The audience included Mark Biscoe, John Blamey, Michael Dean, Bob Foster, Hilma Foster, Eva McLain, Michael Sabatini, Kyle Santheson, and Bob Spear. Most of the audience left at 8:00 p.m. at the end of the public comment section on the Waldoboro Recreation Area.

1. Minutes of January 10 and 24 and February 28, 2007

The minutes of January 10 and 24 were approved at the last meeting with votes of 3 – 0 with one abstaining. On motion of Myers/Campbell, the Board voted 4 – 0 – 1, Bianchi abstaining, to approve the minutes of January 10 as distributed. On motion of Bianchi/Campbell, the Board voted 4 – 0 – 1, Myers abstaining, to approve the minutes of January 24 as distributed. On motion of Myers/Bianchi, the Board voted 5 – 0 to approve the minutes of February 28 as distributed.

2. Approval of Phase I, Waldoboro Recreation Center, Town of Waldoboro, 590 Main St. (Tax Map U10 Lot 3A)

Facilities at the Waldoboro Recreation Center are being developed on Town-owned land adjacent to Miller School, and will be owned and managed by the Town. Funds are being raised by the Medomak Community Foundation from public and private sources. Present for review of Phase I plans were Recreation Director Kyle Santheson, John Blamey of the Medomak Community Foundation, and engineer Michael Sabatini of Landmark Corp, surveyors and engineers of Rockport.

Sabatini presented details of the revised site plan and attachments described in his letter of February 21, 2007 and the original site plan submitted on December 28, 2006. The access is off West Main Street. Phase I facilities will include a Little League field, softball field, soccer field, future basketball and tennis courts, parking for 59 – 75 cars, and a turnaround to accommodate buses and fire trucks. Additional parking is available at Miller School, with access via a pedestrian walkway. The water main extension has been removed from the plans. Portapotties and a well for drinking and watering will be used.

Phase II of the project will add skateboarding, ice skating, and trails for walking and jogging. Phase III will see construction of a recreation building and community center.

Stormwater and wetlands permits have been obtained from the Dept. of Environmental Protection and a wetlands impact permit from the U.S. Army Corps of Engineers. The applicants expect to go to bid this spring with construction later this year. Grass must grow for a year before the ball fields can be played on. Funds are being raised and facilities will be built as funds are available.

A waiver is requested for minor spill-over of ballfield lighting greater than 0.5 foot-candle at certain boundaries onto undeveloped parts of adjacent properties. Ballfield lights will be off by 10 p.m. at the latest. There will be minor safety lighting around parking lots and street lighting along roads. Myers and Campbell asked whether the field lighting poles could be shorter than 75', to reduce or eliminate light spillover onto adjacent properties. Santheson said lighting has been designed by the Little League lighting contractor, with 25 years' experience. Lighting is shielded and focused downward. Lowering the light poles could produce a safety hazard, as players would be looking into the lights instead of underneath them. Yerxa suggested planting quick-growing tall trees such as poplars to provide a quick vegetative screen while other trees mature and eventually replace them.

Mark Biscoe, Bob and Hilma Foster, and Eva McLain were present for an advertised public hearing. Chairman Yerxa opened the public hearing and asked for questions or comments. There were none, so the public hearing was adjourned. The Fosters asked questions later in the meeting.

Lincoln County Planner Bob Faunce reviewed the original plans and wrote a memo dated January 9, 2007, containing various comments and concerns. The engineers have addressed most of these in their revised plans. The size of the softball field has been reduced to increase the space between the drive and fencing adjacent to left field. School buses are expected to park at Miller School. The cul-de-sac is of sufficient size for a 54-passenger bus or fire truck to turn around. Bicycle racks will be added, and their location shown on the revised site plan. There will be a gate on the access road. There is an existing path between the facility and Miller School, which already uses the facility for recess. Faunce called for a published schedule of hours of operation and a cost estimate. He recommended review of only Phase I at tonight's meeting.

Santheson said the expected hours of operation would be 9 a.m. to 10 p.m. five to seven days a week, with the latest evening hours on Friday and Saturday. Yerxa noted that if hours of operation, lights or noise become a problem, this is a Town-owned facility, operated by the Town Recreation Committee, and problems can be addressed if and when they occur.

An expected problem is cars parking along the sides of the access road, despite No Parking signs. Yerxa suggested that during events a loudspeaker could be used to identify illegally parked cars and ask the owners to move them. Myers suggested that umpires, referees, and volunteers could be asked to park at Miller School, to maximize the amount of on-site parking available for the public. The roads on site are 24 feet wide, wide enough for emergency vehicles to pass even if there are cars parked along both sides of the road.

Hilma Foster of 173 Kalers Corner Road asked about security. Snowmobilers now cross her lawn, which is nowhere near the established snowmobile trail that crosses a corner of the recreation property. Santheson said all activities have program supervisors, and the Police will come by regularly. Perimeter fencing will be installed around all sports fields to keep vehicles off the fields.

Bob Foster of 173 Kalers Corner Road asked how the access roads will be surfaced. They will be gravel at first, later hot top. The stormwater calculations have been done for hot top, although the DEP considers gravel an impervious surface. Foster asked if the engineers have considered putting a permeable mesh under the gravel. Sabatini said the mesh does not increase permeability so much as it strengthens the gravel and allows a lesser thickness of gravel to be used. Geotextile separation fabric can also help prevent fines from working up onto the road surface.

The ball field is lower than some of the surrounding area. It has a 1% slope, is underlain by 12 inches of drainage sand and gravel and has drainage trenches and perimeter drains to handle runoff.

Yerxa asked about plans to manage fertilizer and weed control chemicals to minimize impact on the Medomak River. The applicants said there are established best management practices for ball fields and golf courses which will be followed. Integrated pest management (IPM) is now able to reduce the use of lawn chemicals by 80 – 90%. Blamey said weed control will be done by licensed companies. The grass will be a fescue resistant to weed infestation. The applicants were asked to consult Baseball Tomorrow, the Soil and Water Conservation Service, and University of Maine Cooperative Extension for advice about best management practices to minimize water quality impacts on the river.

At 8:05 p.m. the Board began formal review of the recreation center application, and Biscoe, the Fosters and McLain left the meeting.

#### Submission Checklist:

Type of Application: Land use requiring site plan approval

Application elements received: 12 copies of plans and application; locus map, location map, boundary survey

Existing conditions plan: title block, land use district, existing contours, buildings, existing streets and driveways, existing utilities, significant features including drainage facilities, wetlands, wetlands delineation by a professional wetlands delineator, existing surface water drainage, existing signs (one, already permitted), location of nearest fire hydrants, name, registration number of professional who prepared plan. Waiver: fee, for municipal facility for public use.

Proposed conditions plan: title block; lot lines; contours at 1-foot interval; design plans and sight distances for roads, driveways, parking; easements and rights-of-way (recorded exchange with Gagnon of 8/10<sup>th</sup> acre parcel (Map U-11 Lot 1B) for established right of way to recreation site); setbacks and buffers; sign location and description (needs to be shown on plan); soil erosion and sediment control plan; storm water management plan; location of parcels dedicated to public use (the whole parcel); utility plan; landscaping plan including buffering and screening; professional certification; approval block.

Written documentation: title, right or interest; description of proposed use; air emissions (not applicable); buffers; construction standards; electrical disturbances (not applicable); lighting and glare; hydrological ground water assessment (not applicable; wells for watering fields); net developable acreage calculation; noise; off-street parking and loading; refuse disposal; signs; soils; soil erosion and sedimentation control plan; subsurface disposal system report (not applicable for Phase I: portapotties); storage of materials and equipment; stormwater management plan; street access and driveways; traffic impact analysis; evidence of technical capability; evidence of financial capacity; construction schedule; estimated volumes of water and sewerage (not applicable); statement from water or sewer utility (not applicable to Phase I).

Vote: On motion of Bianchi/Campbell, the Board voted 6 – 0 that the application is complete with waiver of the application fee.

#### Site Plan Worksheet for Planning Board Review:

Type of application: land use requiring site plan review; conversion of existing non-residential use to another non-residential use that results in increase in on-site or off-site impacts.

#### Article 4 General Performance Standards:

The following standards were found applicable and conforming: A air emissions; B buffer areas; C construction standards; D electrical disturbances; G lighting and glare (with waiver for safety reasons: voted 5 – 1, Campbell opposed); H net developable acreage calculation; I noise; J parking and loading; L refuse disposal; M sanitary provisions; N signs; O soils; P soil erosion and sedimentation control; Q storage of materials; R stormwater management; S street access and driveways; T street/road standards; U traffic impact analysis (based on 75 cars parked on site).

The following were found not applicable: E Historic Village District architectural standards; F hydrogeological assessment of groundwater impacts; K phosphorus control (no runoff into a great pond; applicants agree to minimize use of chemical fertilizers); V water quality impacts (applicants agree to minimize use of chemical fertilizers and pesticides and use best management practices from Baseball Tomorrow and University of Maine Cooperative Extension).

On motion of Bianchi/Myers, the Board voted 5 – 1, Campbell opposed, to grant a waiver for glare with the understanding that the applicants will go back to their lighting consultants to explore alternatives to reduce glare, and will consider planting fast-growing trees along the affected property boundaries to minimize glare until other permanent trees are mature.

Noise from ballfields was found applicable and conforming, with the understanding that special events such as concerts will be brought before the Planning Board for event permits. Parking was found adequate with the understanding that Miller School will be used for overflow parking, and that No Parking will be posted and enforced along interior roads. Sanitary provisions were found conforming, with the requirement that the location of porta-potties will be added to the site plan. There is no subsurface wastewater disposal in Phase I.

On motion of Bianchi/Myers, the Board voted 6 – 0 that all general performance standards in Article 4 are met, waived, or not applicable, with the above-referenced understandings with the applicants regarding certain items. Location of the entrance sign and location of porta-potties are to be added to the site plan.

#### Article 5 Specific Performance Standards

The only applicable standard is R, recreational facility. On motion of Flint/Myers, the Board voted 6 – 0 to find Recreation Facility applicable and conforming.

#### Article 6 Approval Criteria for Site Plan Review

The following were found applicable and conforming:

1. pollution (with caveats about minimizing pollutants in runoff); 2 sufficient water (wells for watering fields and buffer plantings); 3 soil erosion and sediment control; 4 highway or public road congestion; 5 solid waste and sewerage waste disposal; 6 aesthetic, cultural and natural values; 7 conformity with Town ordinances and plans; 8 financial and technical capability; 12 freshwater wetlands; 14 stormwater; 19 exterior lighting (with previously voted waiver); 20 buffering of adjacent uses; 21 noise; 22 storage of materials; 23 landscaping; 24 buffering of residential uses; 25 location of off-street parking.

The following were found not applicable: 9 shoreland zoning; 10 groundwater; 11 flood areas; 13 river, stream or brook; 15 spaghetti lots; 16 lake phosphorus concentration; 17 impact on adjoining municipality; 18 access to direct sunlight; 26 hazardous waste.

On motion of Bianchi/Myers, the Board voted 5 – 1, Campbell opposed, to find all Article 6 items either applicable and conforming or not applicable, with waiver of item #19 exterior lighting (glare), which was waived by a vote of 5 – 1.

On motion of Bianchi/Myers, the Planning Board voted 5 – 1, Campbell opposed, to grant a permit for Phase I of the Waldoboro Recreation Center as shown on the site plan reviewed tonight, with the addition of location of entrance sign and portapotties on the final site plan submitted for signature. Discussion ended at 9 p.m.

#### 3. Approval of Expanded Parking Lot, Spear Farm Stand, 1520 Atlantic Hwy. (Tax Map U9 Lot 14)

Bob Spear was in for review of his application to create six additional parking spaces for staff behind his farm stand, on a 50' x 60' strip purchased from abutter Michael Dean, who was also present. The Board held preapplication discussion of the project at the February 28 meeting. At that meeting it was decided to waive all site plan requirements except for proof of title, right or interest and a revised site plan with lot lines, parking places, contours, and arrows showing the direction of storm water flow.

Some of the contours on the current site plan appear to cross each other, and the fill along the new driveway appears to block the side door of the building. Due to computer problems, surveyor

Drew Greiner was unable to provide a revised site plan with correct contours in time for tonight's meeting.

On motion of Myers/Bianchi, the Board voted 5 – 0 – 1, Flint abstaining, to waive all submission requirements and all general and specific performance standards except for a revised site plan showing correct contours, elevations, and drainage arrows, and proof of title, right or interest. Spear submitted proof of a purchase and sales contract with Dean. On motion of Bianchi/Myers, the Board voted 4 – 0 – 2, Flint and Yerxa abstaining, to approve the application for an enlarged parking area at the Spear Farm farm stand, conditional upon receipt of a correct revised site plan, to be reviewed and found satisfactory by Board member Chuck Campbell and Code Enforcement Officer John Black.

4. Signing Letter to U.S. Senators and Congressmen regarding Continued Funding for USDA Rural Development 502 Direct Single Family Housing Loan Program

Members present joined Waldoboro Selectmen in signing a letter to Senators Snowe and Collins and Congressmen Allen and Michaud explaining the importance of continued funding for the USDA Rural Development 502 Direct Single Family Housing Loan Program. The Midcoast Housing Replacement Steering Committee has been working for six months to assist some of our neediest citizens with replacement housing. Nine homeowners in Washington, Union and Waldoboro have been identified for priority assistance.

5. Postponement of State Planning Office Public Hearing on Comprehensive Plan Review Criteria

The State Planning Office has been revising its criteria for evaluating draft municipal comprehensive plans. The public hearing on the final draft of the review criteria has been postponed to mid-May.

6. Middle-Income Housing at Quarry Hill Farm?

Developer Peter Amato came to the Selectmen to suggest an alternative use of Quarry Hill Farm to provide increased property tax revenue by the Town building middle-income spec housing and selling the homes and lots. Planning Board members suggested this would be a good location for cluster housing, that would use only part of the property for houses, leaving the rest available for conservation and public recreation. Building houses on Quarry Farm would require a petition and a Town vote, because the Town has already authorized the Selectmen to proceed with a conservation easement that does not include a residential component.

Flint said he thinks ten 30-acre parcels for public recreation, scattered around town, would be more valuable than one 300-acre parcel. Others said a large parcel has more value for wildlife.

7. Maine Municipal Association Introductory Workshop for Planning Board Members - November

Maine Municipal Association is offering introductory workshops for Planning Board members. The next one will be held this November.

8. Resignation of Terry Gifford from Planning Board

Gifford has resigned effective immediately, due to her husband's health situation. Her resignation was received with great regret. Yerxa will write a resolution of appreciation for action at the next meeting.

9. Land Use Ordinance Revision Materials

Black gave out copies of the DEP's revised Table 1 for the new Shoreland Zoning ordinance, Alexander's list of questions and comments on Black's revision of the Land Use Ordinance to incorporate the new shoreland material, and material on roads.

Adjournment: The meeting was adjourned at 9:50 p.m.

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William Yerxa, II, Chairman

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Carlo P. Bianchi

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Charles Campbell

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Charles Flint

Submitted by:

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JoAnn Myers

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Susan S. R. Alexander

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Abden Simmons

WALDOBORO PLANNING BOARD