

Town of Waldoboro
Planning Board Meeting
May 13, 2020

Roll Call

The first virtual Planning Board meeting was called to order by chairman Scott Simpson at 6:05 p.m., using GoToMeeting. Other members present were Barbara Boardman, Sara Hotchkiss, Johnny Kosnow and Jim Russo. A quorum was present throughout. Planning and Development Director Max Johnstone was present. There was no audience due to technical issues with the livestream. Johnstone began the meeting with a brief explanation about conduct of a video conference, a procedure new to the Planning Board.

1. Adjustments to the Agenda - none
2. Citizen Comments – none
3. Minutes of March 11, 2020

Planning Board members voted 5 - 0 to approve the minutes of March 11, 2020 as distributed. The secretary was complimented on the degree of detail in the minutes.

4. Old Business

4.1 Amendment to Ice Pond Subdivision Plan, 91 Ice Pond Rd. off Back Cove Rd. (Tax Map R-9 Lot 16-2)

At the January 8, 2020 Planning Board meeting, developer Douglas Fitts received Planning Board approval to subdivide Lot 16-2 of Ice Pond Subdivision (8.18 ac.) into three parcels in order to create two additional lots in the subdivision. Each of the three new lots was to have a minimum of 80,000 s.f. and at least the required minimum 200' of shore frontage. At the January 2020 meeting, Planning Board members voted unanimously to approve Fitts's request to amend the existing Ice Pond subdivision plan in order to subdivide Lot 16-2 into three lots, each of which has vehicular access over a new right-of-way ending in a cul-de-sac. Each new lot will have at least the minimum 65' of frontage on the cul-de-sac. The access road is called Oak Point Lane.

The amended Ice Pond subdivision plan approved at the January 8, 2020 Planning Board meeting could not be recorded at the Lincoln County Registry of Deeds because it lacks certain required information, including geographic points of the new borders and total acreage of each parcel including the floodplain zones. The original subdivision plan was drafted by an environmental consultant who has since retired. A revised subdivision plan that includes the items required by the Registry of Deeds has been prepared by an engineer at Gartley & Dorsky Engineering & Surveying. This updated subdivision plan needs to be approved and signed by a quorum of Planning Board members in order to be submitted to the Registry of Deeds for recording.

Discussion: Boardman asked whether it is legal to have a septic system located as close to a flood zone as is shown on the revised subdivision plan. She was told that the location of the septic system as built will have to be approved by Waldoboro's Local Plumbing Inspector, currently Stan Waltz. The lot lines on the new subdivision plan appear to be in the same places as in the layout originally approved by the Planning Board. It is only the calculated lot areas that differ. VOTE: On motion of Russo/Kosnow, Planning Board members voted 5 – 0 to approve the revised subdivision plan for Ice Pond Subdivision. Since this is a virtual meeting, they could not sign the subdivision plan at tonight's meeting. Planner Johnstone offered to bring the subdivision plan to the homes of each of the Planning Board members either tonight or tomorrow for signature, or else to have Planning Board members come to the Town Office by appointment to sign two copies of the subdivision plan. Johnstone's current office hours are 9 a.m. to 5 p.m. Monday – Wednesday.

5. Pre-application Review, Campground, 55 Orff's Corner Road (Map R22 Lot 22B) - Michael Curley and Alaina Bailey

The applicants were present on GoTo Meeting. The site is 31 acres. They plan to build a house and garage, and develop part of the property for five or six private camping events per year involving a limited number of people, operating perhaps six months a year. Approximately three acres will be devoted to field camping with a communal fire pit. There will be a large community hot tub, sauna, and bathhouse in a later phase of the project. They do not plan to be open to the public during the current coronavirus pandemic, but five or six years from now. The owners expect to be on the property when campers are present. The owners will stay in a travel trailer on the property until the house and garage are built, in about five years. The garage will have living quarters. There is no septic system on the property now. Campers will use porta-potties until the bathhouse and septic system are available.

The lot is long and narrow. Part is wetland. The shoreland zone near the water is zoned Limited Residential. They will put in a 900' gravel driveway leading from the road to the house and garage, with fencing along the road. They will retain a lot of trees to provide visual screening and buffer neighbors from noise. They were asked to specify the width of the buffer zone. They were told that the Land Use Ordinance prohibits camping within the 100-year floodplain. The boundary of the 100-year floodplain should be shown on the site plan. It was recommended that they consult the Departments of Agriculture, Conservation and Forestry about tree cutting. Potential pollution of the brook could become an issue. The applicants should restrict the number of campers and the number of events per year in order to protect water quality. The final application should indicate the scope and scale of the intended operation as specifically as possible, to aid the Planning Board in assessing potential environmental impacts. The application should indicate the anticipated number and size of events and the number of campers expected. The applicants should be specific about their plans for phased development of the site and the anticipated timing of each phase.

Boardman asked whether a boat launching site is planned. The river is 100' across. The applicants were told that any seasonal piers or docks require approval from the local Code Enforcement Officer.

Pre-application review of the Orff's Corner campground ended at 7 p.m. No votes were taken.

6. Planning Board Comments – none

7. Planning and Development Director's Comments

Johnstone said that tonight's meeting will be posted on the Town's YouTube site by 8:30 p.m. He asked whether Planning Board members prefer to hold the next meeting on Zoom, or to meet at the Town Office with appropriate distancing. Simpson said he was not sure that he would want to be part of a group looking at a map together at the Town Office.

8. Next Regular Planning Board Meeting: June 10 (?)

Johnstone has no applications for review at this time. The June meeting may be cancelled.

Adjournment: The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Susan S. R. Alexander