

WATERBORO, MAINE



MINUTES

SPECIAL MEETING - Sept. 3, 1975

Meeting called to order at 7:30 pm by Chmn. Junkins; other members present were Steve Kasprzak and Frank Goodwin. Mr. Linsman from E. C. Jordan, Inc., Mr. Dave Haynes from Land Use Consultants and Mr. Payeur were present.

BROOKSIDE SUBDIVISION - Nolette & Paveur

Mr. Haynes representing Nolette & Payeur displayed a Sketch Plan of a proposed subdivision of some 35 to 40 acres on the south side of Buxton (Pole Line) Road, adjacent to Beaver Ridge and to the east. It would consist of 17 lots not less than 80,000 sq. ft. with one access street ending in a turn-around. The frontage of the subdivision on the Buxton Rd. is approximately 750 ft.

Mr. Kasprzak noted that there was adequate space for a 50 ft. green belt between the dwellings and Buxton Rd. and suggested that one be shown on the Preliminary Plan. Mr. Haynes said that all lots would front on the interior street and have a minimum of 200 ft. frontage except on the trun-around where it would be 50 ft. Mr. Kasprzak also suggested that a conservation easement be made along the brook between this subdivision and Beaver Ridge. It was also suggested that a small water hole be created in the brook adjacent to Buxton Rd. for a dry hydrant and that a school bus turn-around be established at this point which would serve not only the school buses but also provide access for the fire apparatus to the dry hydrant.

Mr. Haynes said he would have the boundaries flagged and notify the secretary in order that a meaningful inspection could be made. Sufficient copies of the proposal were left for each Board Member. A copy of the latest Subdivision Regulations were given to each Mr. Haynes and Mr. Payeur.

ZONING ORDINANCE

Mr. Finsman was present to discuss with the Board the matter of providing to the Board the professional services of E. E. Jordan Co., Inc. in the preparation of a proposed zoning ordinance, particularly in the land use area. He brought with him 2 comprehensive plans which they had done, one for Buxton and one for Kittery and left them for the Board's review.

On being asked how they would approach Waterboro's case he stated that they would first take a look at the land characteristics and what there exists for land, the soils, the topography, the water resources, the watersheds, the drainage areas and things of that nature. They would use the Soil Conservation Service data to determine the soils. Definition of zones is done by references

to centerlines of defined highways, railroads, streams and other suitably permanent characteristics. Their approach, if similar to the Buxton case, would prepare a draft and meet with the Board, discuss it to determine revisions and repeat this process until a satisfactory document resulted. It could take ten to fifteen such meetings. Mr. Linsman emphasized that per-

formance standards regulating manner of use of land is more important than zonal boundaries.

To the suggestion that much of the control over land use could be accomplished by subdivision regulations, Mr. Linsman pointed that such regulations, with few exceptions, could not be hard and fast rules and, if attempted, as such, could be successfully challenged in court; they are only negotiables to be pursued with the developer.

Mr. Linsman agreed that, within two weeks, and after having given the attitude of Board consideration, he would make the Board a proposition which would outline the approach, the process and procedure and state an estimate cost and time frame.

KISLEY

Mr. Kasprzak moved, Mr. Goodwin seconded and the motion was unanimously carried that, having had the C.E.O. investigate the merits of the Kisley's building on lot 1366 in Arrowhead and finding no objectionable features, the Board having no adverse comment. notify the S.R.C.C. to that effect.

APPLICATION FORM FOR SUBDIVISION APPROVAL

The Chmn. appointed a committee of three (3) including Mr. Kasprzak, Mr. Goodwin and himself to review the sample forms for application for subdivision approval of Preliminary and Final Plans and various check lists and submit to the next meeting a first draft of such forms for the use of the Planning Board as an aid to expediting the processing of subdivision approval.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

Frank R. Goodwin

Secretary

Approved by: