

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. November 14, 1984

I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith. Kathleen Moody Chairman.

II The minutes of the October 25, 1984 meeting were unanimously approved.

III Appointments:

*7:30 p.m. Roger Elliott
Bill Chipman—YCHDC
Steve Brunette—C & S Development Corp.
Frank Locker—Portland Design Team—MHS*

IV Communications

1. Letter from GTE Sylvania regarding the Hazardous Waste Ordinance stating that they would be exempt. Their reason being that they store less than one thousand (1,000) kilograms per calendar month. The Board acknowledges receipt of this.

2. Copy of letter from the Selectmen to YCHDC regarding their plan that was submitted to the Planning Board. The Board acknowledges receipt of this.

3. Letter from Central Maine Power with new forms for electric service which now includes reference to shoreland area property. The Board gave the forms to Van Foglio and acknowledges receipt of this letter.

4. Newsletter from Records and Retrieval Report. The Board acknowledges receipt of this.

5. Copy of letter from the Planning Board to Roger Elliott regarding his meeting with the Board. Material for his information was enclosed. The Board will file this.

6. Copy of letter from the Planning Board to Frank Locker of Portland Design Team accepting the BOCA building code with regard to the school construction. The Board will file this.

7. Report on Hazardous Waste material from Monsanto concerning the sand pit on the Old Alfred Road. The Board acknowledges receipt of this.

V New Business:

1. Kathy Moody requested that Wesley Leighton be sent a letter requesting a letter from his attorney regarding the sale of a one (1) acre piece of property.

2. Roger Elliott: Selectmen Bob Fay & Andrew Woodsome, Jr. joined the meeting at this point. Mr. Elliott was asked to clarify for the Board Sections 9.01, 9.02, and 9.05. The Board discussed what Richard Gagnon had been before the Board for. Mr. Elliott said that he believed that the two (2) lots became immediately combined. Mr. Elliott read from volumes of the "Maine Revised Statutes Annotated". Mr. Elliott said that the Board would have to require Mr. Gagnon to have 200,000

square feet of land in order to sell the garage with four (4) apartments. The Board also discussed what Wesley Leighton had been before the Board for. Mr. Leighton wanted to sell another one (1) acre piece of property out of his twenty (20) acre parcel. Mr. Elliott presented the Board with a copy of examples of subdivisions that he received from the State Planning Office. The Board then asked Mr. Elliott about the McAuliffe case. Mr. Elliott said that he had called the broker and told her that he would be at tonight's meeting, and that he could then be apprised of the facts. Kathy Moody said that the title searchers will not approve the title because they believe it is an illegal subdivision without obtaining subdivision approval. Kathy Moody said that Mr. McAuliffe bought the property (Lot 7) thirteen (13) years ago. He then sold Lots 7-A and 7-B. Mr. Elliott said that he believed the sales occurred in the 1971 - 1973 range. Mr. Woodsome said that Mr. McAuliffe bought the farm, sold it and built a house in the field which he retained for several years for his mother. Mr. Elliott said that you can sell one (1) lot every five (5) years. He stated that these have run to date, and that no court would say that it was sold too early. He also said that the forty (40) acre exemption might apply. Mr. Woodsome said that there were fifty (50) acres on that site. Mr. Elliott also said that he tried to convince the title attorney because of the passage of time not to worry about it. Mr. Woodsome said that Central Maine Power bought the power line which then separated the lots. The Board also asked Mr. Elliott when they should be receiving the review that Tom Coward is working on. Mr. Elliott said that it should be coming shortly. Kathy Moody then asked about executive session. She asked if it is necessary to specifically state what material the Board will be discussing and not be able to deviate from it. Mr. Elliott said that that was right. He also said that the Board could not make any decisions in an executive session. The Board asked if workshops and on-site inspections should be publicized. Mr. Elliott said that they should. Mr. Elliott said that an agenda for the Board's meeting should be put in the Town Hall.

2. Bill Chipman—YCHDC: Kathy Moody asked Mr. Chipman if he had a large scale plan. Mr. Chipman said that he had submitted one previously. Mrs. Moody said that the Board has two (2) plans that were submitted: one (1) to the Zoning Board of Appeals and another to the Planning Board. She said that neither plan was in agreement with what she had received last Friday. She asked Mr. Chipman to explain to the Board why there was a discrepancy in these two (2) plans. Mr. Chipman said that the plan presented to the Zoning Board of Appeals was based on the consideration of re-zoning, higher density compared to lower density. He said that the Zoning Board of Appeals had accommodated them. The plan brought before the Planning Board was the site plan. Kathy Moody asked if they were requesting the ZBOA to grant the higher density. Mr. Chipman said that that was right. Mrs. Moody said that on the Notice of Decision that the ZBOA mentions fifteen (15) acres, sixteen (16) units on fifteen (15) acres. Mr. Chipman said that they had told them an estimated seventeen (17) acres and that they would be buying fifteen (15) acres. He said that they did not have the survey when they went before the ZBOA. The Board asked Mr. Chipman how many acres they had. Mr. Chipman said that they had fifteen (15) acres. The surveyor had made a mistake. The surveyor made the assumption that the land that the garden is on was owned by Mr. Woodward, but did more research and found that it was owned by the Huntress'. The Board told Mr. Chipman that he needed 640,000 square feet for sixteen (16) units. Mr. Chipman said that he has 653,400 square feet. The Board said that he would not be given a Building Permit until he brought in a deed stating that he has fifteen (15) acres. Mr. Chipman said that they would not be applying for a Building Permit until they go through HUD. He also said that HUD may request some changes that would have to come back before the Board. The Board said that the acreage would have to stay fifteen (15) acres. Mr. Chipman said that their attorney is drafting the deed. Mr. Chipman told the Board that they are at the Conditional Commitment

stage which would take between 30 - 60 days to process. The next step will be for a Firm Commitment which will take another 30 - 60 days assuming that it is in order. They will then be in the process to close and possibly purchase the land. They have to go through a bidding process. More documentation is then required, the bids come in, are reviewed, and sent to HUD. The bids are then awarded and then they are ready to apply for a Permit. He said that HUD wants them under construction in the spring. The Board asked Mr. Chipman that if at anytime did he intend to purchase all of Lot 19. Mr. Chipman answered no. Kathy Moody asked if there were any further questions. Mr. Woodsome said that he thought there were too many surveys for that lot, and asked if the square footage was going to change. Mr. Chipman said not unless the surveyor comes back and says that he has missed something. The Board asked how much land will be left. Mr. Chipman answered 1 1/3 acres.

3. Steve Brunette—C & S Development Corp.:Property located on Map 4, Lot 45, Zoned AR. Proposed three (3) lot subdivision. Mr. Brunette asked Mr. Elliott about being able to count the land to the middle of the easement. Mr. Elliott said that his letter did not deal with ownership. Mr. Brunette said that on his preliminary plan that it included to the center of the road (16' to the center of the road.) The Board asked if there would be information at Thompson's Point regarding this. Mr. Brunette said that he has talked with them and he was told that they did not have anything to do with it. Mike Hammond said that one (1) end of this road was discontinued at Town Meeting. Ms. Lake said that there should be an instrument recorded somewhere. Mr. Brunette said that the land goes back to the original owner or the abutters. The Board believes that this was state land at one time. The Board asked about the driveways on Route #202. Mr. Brunette said that there would be two (2) driveways on Route #202. Kathy Moody said that there was no visibility there at all. Roland Denby said that the driveways will have to conform with site distances. Ms. Lake asked why there couldn't be just one (1) driveway for an accessory road. Mr. Brunette said that the only place you could do that has a twenty (20) foot banking. The Board told Mr. Brunette that he had submitted his sketch plan back in April, and that he would have to resubmit another sketch plan. The Board checked the requirements in the Subdivision Regulations. The Board told Mr. Brunette that the culverts would have to be marked on the final plan. Mr. Brunette was also told that he must be very careful not to block drainage off a state highway. The Board at this point in the meeting went on while Mr. Brunette filled out applications. The Board was not comfortable concerning the road. Ms. Lake read the deed and said that the deed did not include the road. The Board said that this plan was not adequate in that it does not have the culverts on it. Mr. Brunette asked if the Board would approve a preliminary plan with conditions. The Board said that it could. Roland Denby made the motion that the Board approve the sketch plan and preliminary plan provided that the following conditions are met: 1. Location of culverts are located. 2. Any building in the area that all existing drainage features be retained to the maximum extent possible. 3. The problem that the Board has along the highway be resolved. This should be answered by appropriate authority. Frank Griggs seconded. Unanimously approved. Mr. Brunette asked what "appropriate authority" meant. He asked if he went back and found documentation and presented it would that be proof. The Board told him that it would not be acceptable. The Board told Mr. Brunette that they want a letter from his attorney to certify this. The Board also told Mr. Brunette that he has ninety (90) days to have his final plan into the Board. He was also told that the Board needed a copy of the letter that he sent to the abutters (within 200 feet), and copies of the certified mail receipts. Mr. Brunette is on the agenda for Wednesday, November 28, 1984 at 7:45 p.m.

4. Frank Locker—Portland Design Team: Mr. Locker was before the Board to present the site plan for approval of parking and setback requirements for the new

proposed addition to the high school. Mr. Locker told the Board that the school is currently designed for 600 students. The new addition will capacitate 925 students. Mr. Locker also told the Board of the two (2) major problems that they have tried to solve. 1. The corridor problem, and 2. the side traffic problem. He had two (2) site plans. One was originally proposed which involved existing parking on the back and reorganizing parking. This has clockwise circulation. The other plan drops the herringbone parking which the first plan has. The setbacks are fifty (50) feet back from the closest end, and approximately seventy-five (75) feet on the new additions. The parking requires one (1) space for every four (4) students and one (1) space for every three (3) employees which is a total of 258 required spaces. The plans call for 260 spaces. The Board asked what the total cost of this project was. Mr. Locker answered \$3,500,000.00 for a 50% increase in capacity. Kathy Moody asked what the exterior would be. Mr. Locker said masonry. The Board also asked about drainage. Mr. Locker told the Board that the new addition would have a gabled roof and there would be some internal drains. The Board also asked about financial accountability for problems such as leaks in the roof. Mr. Locker said that it would be the Portland Design Team's problem. The Board also asked about a second floor. Mr. Locker said that his firm has done an analysis of the building, and the building was not designed to have a second floor. Ms. Lake asked about the heating of the building. Mr. Locker said that there is an existing oil-fired boiler, and the new addition can be put on without adding to the boilers. Roland Denby asked what the height would be. Mr. Locker said that it would be twenty-six (26) feet at the top of the new auditorium. He also told the Board that they have had two (2) reviews with the State Fire Marshalls Office. Mike Hammond made the motion that the Board approve the parking and setbacks provided that they meet the Zoning Ordinance provisions as of this date. Charlot Lake seconded. Unanimously approved.

VI Adjournment.

The meeting adjourned at 11:20 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



