

PLANNING BOARD

Town of Waterboro

PUBLIC HEARING

PROPOSED SUBDIVISION ON THYNG'S MILL ROAD

TAX MAP 13 LOT 17

FORREST & AGRICULTURE ZONE

WEDNESDAY, JANUARY 10, 1996

7:30 P.M.

Meeting was opened at 7:30 p.m. with Larry Jacobsen, Judi Carll, Dwayne Woodsome and Chairman Cindy Allen present from the Planning Board. Mr. William Speed was in attendance to present the proposed subdivision for the developers. Approximately 6 citizens in attendance from the public.

A copy of the proposed subdivision was given to those in attendance. The plan was color coded, green area to be set up as a conservation zone to help preserve land and add a buffer between the lots and abutters. Each lot will have approximately 2.5 acres with the remaining acreage in the conservation area. Mr. Speed indicated that the Planning Board had requested drive entrances be placed across from existing opening. The right-of-way width is 50 ft. on the Thyng's Mill Road.

Those present from the public expressed concern with an existing corner. They indicated that additional traffic would worsen the chance for accidents. Was there anything the Town could do to fix the sharp corner. The road is not part of the subdivision. Those present were informed they could make an appointment with the Board of Selectmen to voice their concern over the road. There is a small parcel at the beginning of the section proposed for development. Bill Speed could check with Steve Ross, surveyor for the project, as to the ownership of the piece of land that is at the corner in question and is nor more than 1/2 acre in size.

Judi Carll requested that the developers consider deeding the cemetery/cemeteries to the Historical Society and also suggested the developer consider fencing them in possibly with granite posts and metal or wood rails. Something aesthetic would be preferable. Dwayne Woodsome had previously indicated the possibility of a second cemetery being present on this parcel.

Dwayne Woodsome indicated his having received three phone calls on his answering service all voiced a concern for the bad corner on Thyng's Mill Road. Mr. Speed asked for the names of the people who had called and he would try to contact them to answer any questions they might have. The names of the callers were not given. Mr. Woodsome suggested a possible solution by the developer considering deeding the Town of Waterboro property from Lot 5 to allow for reconstruction of the corner. Mr. Speed indicated that a portion of the parcel was not owned by the developer and therefore could not speak for the owner. He indicated that he would contact his surveyor, Steve Ross to see if information on the owner was available.

Dwayne Woodsome suggested the Road Review Committee take a look at the road. Tim Nelson suggested to the Board that Mr. Murphy, an engineer that had been used by the Town of Waterboro on occasion was also an option. Dwayne Woodsome drew lines on the plan presented that showed an area of 250 ft. along the front property line of lot 5 and was approximately 25 ft. deep into this lot.

Would this be solving a problem or creating another? The curve is an inside curve and the development is located on the inside curve. Wouldn't you be relocating one sharp curve for another? Also noted is that this idea would hinge on the property owner of the ½ acre lot being receptive to deeding the Town approximately ½ of the lot.

Land could be acquired not for future reconstruction.

Public Hearing closed at 8:00 p.m.

Respectfully submitted,

Dwayne Woodsome,
Secretary/Treasurer