

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

JANUARY 25, 1996

Meeting called to order by Chairman, Cindy Allen at 7:05 p.m.

I ROLL CALL: Present were Judi Carll, Larry Jacobsen, John Roberts, Everett Whitten, Roland Denby and Cindy Allen, Chairman.

II MINUTES OF PREVIOUS MEETINGS: January 10, 1996

Larry Jacobsen moved and Roland Denby seconded a motion to approve January 10, 1996 minutes. Vote was 4-0-0 in favor.

III COMMUNICATION AND BILLS:

1. Letter from CEO to Mr. Desroscher Re: Addition to cottage
2. Memo from Selectmen Re: Town Planner/Selectmen's Assistant Interviews
3. FAX from Bill Speed Re: Thyng's Mill Subdivision

IV REPORTS OF COMMITTEES:

V APPOINTMENTS:

7:15 p.m. Robert & Ruth Jones Map 4 Lot 29 AR Zone Site Plan
7:45 p.m. Maine Cranberry Company Map 1 Lot 25 AR Zone Site Plan
8:00 p.m. Great American Realty Map 42 Lot A-40 R Zone

7:15 p.m. Robert & Ruth Jones Map 4 Lot 29 AR Zone Site Plan

Tim Nelson presented the Site Plan Review noting a conversation with D.O.T. regarding the status of Route 202/4 as being a Principal Artery which requires a 1,000 ft. setback. Mr. Jones noted that Route 202/4 is not an interstate and if he gated the area he could go closer than 1,000 ft. Tim indicated that would be at the Board's discretion. A setback of 600 ft. would be required from Straw Mill Brook Road. The property falls within the Shoreland Zone as noted on the Shoreland Map forwarded to the Town of Waterboro by the State of Maine. A map of geological aquifers was reviewed by Tim and it would appear that the parcel is located over a major recharge water aquifer. Under the guidelines of auto re-cycling M.R.S.A. Subsection 3752 and 3755 auto re-cycling would not be allowed over a re-charge area. The site plan would need to address the aquifer as noted in section 3755. The scale on the geologic mapping is 1 inch equals 50,000 ft.

Mr. Jones indicated he was very upset. He also noted that if his property was no good then everyone was wasting their time. Mr. Jones indicated that the shoreland mapping was incorrect. Tim Nelson indicated he had to go by the information available. If the information was proven to be incorrect then the Board could review the request with the new information provided.

Mr. Jones indicated that at one time the Town had drilled wells and had located the aquifer during a search for a source of water for public water and the results should be on file in the Town Offices. He indicated he would provide a copy of those results if necessary. State law states nothing to be dismantled or stored over an aquifer. It was noted that the Planning Board has not control over the state regulations.

Junkyard/auto recycling business truck repair 12-15 trucks that do not belong to Mr. Jones the motors are out and dismantled. Tim indicated that vehicles have to be serviceable or they are considered junk. Vehicle should be able to start and be driven off site. If vehicles are being stored and unserviceable over three constitutes a junkyard.

Mr. Jones indicated that he knows other people that are in violation but he doesn't wish to play that way by reporting others.

Hydrogeologist would be able to determine the location of the aquifer. Names of hydrogeologist were requested by Ruth Jones. It was noted that it is up to the property owner to prove that a parcel does not fall where noted on the Shoreland Zoning Map. Mr. Jones indicated that the brook is not in the area indicated who would he see to make necessary changes. A surveyor that is qualified in wetland delineation. The Jones' asked why this information was not brought up before? Until a presentation is received the necessary research cannot be completed. In 1986 Mr. & Mrs. Jones purchased the property. A permit has been issued by the Planning Board to allow tractor sales, service and repair also farm equipment and the transfer of loads. No storage on site. There is no mention of tractor trailers, truck repair or storage of parts on site.

Larry Jacobsen asked how many were on site? Six trucks on the road between 15-20 trailers. Other vehicles are not registered in Maine some are registered in Tennessee, Arizona and Oklahoma.

Unless other information proves that the current information is incorrect the Board could not take action on the Site Plan request for junkyard and recycling.

Larry Jacobsen moved and John Roberts seconded a motion to review this Site Plan further upon presentation of more information from Mr. Jones under Old Business. Vote was 5-0-0 in favor.

7:45 p.m. Maine Cranberry Company Map 1 Lot 25 AR Zone Site Plan

Bob Cleaves representing Maine Cranberry Company and is presenting an overview of the project. He met with Alfred Planning Board on Tuesday January 23, 1996. They expected approval in 1993 however the process has been much longer than expected. A copy of the permits is on file with the Town of Waterboro. The cranberry beds represent approximately 32 acres of which most are in Alfred. The structures are mostly in Waterboro. The entire operation encompasses 150 acres. The land is being held by option. They are allowed to disturb wetland area as long as they compensate through care, preservation, restoration on another location to make up for the area being disturbed. A 3.2 acre supply pond with two buildings and a sand supply will be located in

Waterboro. An area of the Waterboro site has yielded archeological artifacts of significant historical nature. The Army Corp of Engineers and Fish and Wildlife ^{both} review the project and comment ~~but do not grant permits~~ ^{Army Corp issues a permit}. State permits were received in 1994 NRPA is a separate permit. They are now complete with both State and Federal Permitting and now are working with Alfred and Waterboro Planning Boards. Mr. Cleaves noted that Maine Cranberry Company is in hope to get the go ahead from the two towns within a six month time frame and hope to plant in 1997. A condition of the permit from the State Historic Office was phase II Recovery of artifacts within a couple of years.

There is also a large sand deposit on site that will be utilized on the beds. A growers association has been formed and Maine Cranberry Company is part of that organization

Is the Town of Alfred requiring further studies? Mr. Cleaves indicated not as of yet. They have placed money in an escrow account to allow hiring an outside consultant. Mr. Cleaves indicated Dan Carson of Woodward & Curran is the consultant for Alfred.

What types of fertilizers would be used. Mr. Cleaves indicated they would be allowed to use fertilizers from a list of allowed generics. It is difficult to know what. They would prefer to use none due to the expensive nature and also the chemicals can be dangerous if handled improperly.

Will there be monitoring? Mr. Cleaves indicated this was a requirement of their permit. Would this be forwarded to the towns. Mr. Cleaves indicated yes. This was a condition of the licenses and they would have no problem sharing information.

They would like to have a care taker on site at all times for 24 hour coverage. Fencing or restricting access? They have not thought about it however deer can do more harm to the beds than trespassers.

Access will be from Route 202/4 onto Sand Crossing Road. Processing for right now is planned out of state.

Tail water - Does that go back into Shaker? It will be re-circulated but some could overflow. The water will overflow into the wetland and this is the best form of treatment. Cranberries were found on the site about two years ago.

Intake section - Cranberry permit from DEP - The cover letter constitutes the permit and Mr. Cleaves felt the covers the intake. Doug Burdick out of the Portland Office is dealing with this.

Possibly the Board can schedule a site walk in the spring. All of the run off will be in Alfred, minimal in Waterboro.

Building - 1st floor to house dry chemical, liquid chemical and loading area - Types of chemicals? Tim Nelson indicated that this will be going to the State Fire Marshall's office and possibly a review by BOCA.

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Labor Force? Mr. Cleaves believes one full time person living on site and possible 2 to 3 more during harvest. It was asked if local people would be involved. Mr. Cleaves indicated if possible yes. There is no on site sale of the product planned at this time. In mid to late September the bog is flooded a water wheel beats the berries from the vine and the beds have a 1 % slope that float to the harvesting area. There is quite a significant natural buffer to the site from both Federal Street and Route 202/4.

The road and infra-structure of Sand Crossing Road not yet looked at. It was noted that during the archaeological removal there would be a potential for publicity. Mr. Cleaves indicated that this site is one of the first water harvested bog in the country.

The area that the cows are off Federal Street is one of the areas scheduled for restoration to help protect the brook. They are being required to plant willow and dogwood trees as part of the restoration/compensation plan.

The Planning Board asked if information given to Alfred could be forwarded to the Town of Waterboro from this date forward that has relevance to the project. Mr. Cleaves agreed to provided the information.

A letter dated June 19, 1995 was forwarded requesting planned updates to Sand Crossing Road and the sand supply. This letter also requested an affidavit on the sand supply. Waterboro tax records do not indicate a gravel pit.

Mr. Cleaves asked about time period for approval? A Public Hearing will need to be held, possibly a joint hearing between Alfred and Waterboro. The Board felt the six month projection was fairly accurate.

Tim Nelson indicated that construction plans could be submitted to expedite the building permit process. Who owns the artifacts found on site? Maine Historical Society or could the artifacts be stored locally? Local education for children possibly donate to museum. Mr. Cleaves indicated they have no interest to keep whatever is found. Worth preserving and could be educational for many. The Board asked Mr. Cleaves to check on this.

Sharon Abbott to call and find out about setting up a possible joint meeting. Larry Jacobsen moved and Roland Denby seconded a motion to continue this project under Old Business at future meetings. Vote was 5-0-0 in favor.

8:00 p.m. Great American Realty Map 42 Lot A-40 R Zone

Dave Greaton of Great American Realty was present and indicated that this was a fairly large lot and all setbacks can be met during construction of a single family home.

John Roberts moved and Roland Denby seconded a motion to approved the request under Section 2.08 and 4.02 maintaining all required setbacks for the Residential Zone. Vote was 5-0-0 in favor.

VI OLD BUSINESS:

VII NEW BUSINESS:

1. Home Occupation

Cindy Allen believed that all members were to review Home Occupations and this would be brought up for review at the next meeting on February 14, 1996.

VIII ADJOURNMENT: Meeting adjourned at 8:45 p.m.

Respectively submitted,

Dwayne Woodsome
Secretary/Treasurer

Cynthia Allen
Judith Caele
Everett Whitten

Robert E. Dugby
Lauren E. Dugby