

PLANNING BOARD

Town of Waterboro

REGULAR MEETING

APRIL 10, 1996

Meeting called to order by Cindy Allen, Chairman at 7:30 p.m.

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

II MINUTES OF PREVIOUS MEETINGS:
March 13, 1996 Need to be signed at next meeting.

III COMMUNICATION AND BILLS:
1)Transportation Planning Workshop
2)Letter from D.H.S. Re: Twin Pine Estates
3)Memo from Dianne Holden Re: SMRPC Representative
4)Letter from Joe Vitko Re: Request for extension to rebuild after cottage was destroyed by fire in 1994.
5)Workshop sponsored by MMA for Planning Board & ZBA
6) Memo from Dianne Holden Re: DOT
7) Notes from meeting with DOT on Kasprzak Subdivision Site

IV REPORT OF OFFICERS AND COMMITTEES:

V APPOINTMENTS:

7:30 P.M. Robert Nava Map 41 Lot 1A AR Zone
7:45 P.M. Jerry Hotchkiss Map 33 Lot 47 AR Zone
8:00 P.M. Steve Bailey Map 11 Lot 67 AR Zone

7:30 p.m. Robert Nava Map 41 Lot 1A AR Zone

Sumner McFarland is representing Mr. Nava and they are requesting permission to construct a temporary dock with a permanent anchor on shore. This falls under the section 7.01, 3 of the Ordinance. Mr. McFarland has spoken with DEP regarding this project. DEP has indicated the concrete slab as noted on plan presented would not be allowed. The sonar tubes are back away from the normal high water mark of Ossipee Lake. Mr. McFarland has not filed a Permit-by-rule permit application with DEP as of this date.

John Roberts moved to and Everett Whitten seconded a motion to allow Mr. Nava to place cement sonar tubes for the dock contingent on receipt of the Permit-by-rule from DEP. Vote was 4-0-1 in favor.

7:45 p.m. Jerry Hotchkiss Map 33 Lot 47 AR Zone

Mr. Hotchkiss is requesting permission to add 29.99 % to an existing structure by both volume and footprint. This structure falls within 100 ft. of the normal high water mark of Ossipee Lake. Mr. Hotchkiss provided pictures of the outside of the existing structure as well as pictures of the interior of the cottage. The proposal is to change a loft area into a cathedral ceiling and relocated the loft area to another section of the cottage and expand this area to a full ceiling height by adding volume. The second portion of the expansion is to add a 15 ½' x 15 ½' deck and a cantilevered stairway which is an increase to the footprint of the building. Tim Nelson indicated he could not accurately calculate the volume since he did not have the exact measurements however a rough measurement of the proposal showed the expansion larger then the allowed 29.99%. After recalculation Tim indicated this would be approximately 28.75% expansion. The project will require some cement work under the existing structure.

John Roberts moved and Everett Whitten seconded a motion to allow Mr. & Mrs. Hotchkiss to expand the structure by 29.99% according to prints submitted dated 1/28/96 under Section 7.01 2.B.1.A. and all necessary erosion control methods be utilized during construction.

Discussion: Septic system? Mr. Hotchkiss believes a new system was installed just prior to them purchasing the cottage about 23 years ago. There is a 1,000 gallon cement tank. Mr. Mark Truman has been consulted by the Hotchkiss' during the planning phase and Mr. Hotchkiss indicated that Mr. Truman had believed the existing system to be fine. Board members requested Mr. Hotchkiss have the tank pumped and submit a letter from the company that pumps the tank the status of the system. Vote was 5-0-0 in favor of the motion.

8:00 p.m. Steve Bailey of Kasprzak Landbank Map 11 Lot 67 AR Zone

Mr. Bailey is presenting a Sketch Plan for a ten (10) lot subdivision located on the Townhouse Road. You got a brief glance of this at the last meeting. The developer is requesting a waiver of the high intensity soils survey and the monitoring well requirement of the hydrogeologic impact study, because of the small size of the subdivision and sand/gravel soil types.

Steve Bailey , Jim VanWycke and Steve Kasprzak presented the board with a proposal for a ten lot subdivision. They indicated that Lot #1 is shaped as a triangle. The proposal also indicates the proposed use of shared drives. The project is located about 2.5 miles from the Town Offices on the left side of the road just prior to the Beaver Ridge Subdivision.

They are requesting two waivers: 1) Waiver of the high intensity soils survey and, 2) The monitoring well requirement of the hydrogeologic impact study, because of the small size of the subdivision and sand/gravel soil types.

John Roberts indicated that he was abstaining due to a conflict of interest and Tim Nelson also indicated he would not be assisting the Board due to the close proximity of the project to the Beaver Ridge Subdivision where he resides.

What is the site distance for the proposed common drives? Steve Bailey indicated they had not been measured. He suspected approximate site distance to be 500 ft. The site distances could be checked prior to the next meeting.

Note from Dianne Holden, regarding a meeting with herself, Tim Nelson and Lee Chase from Department of Transportation (a copy provided for developer). The Townhouse Road is a State Aid Road and entrance permits would be issued by DOT not the Town of Waterboro.

Steve Bailey indicated the proposed lot locations have been flagged at the corners by Townhouse Road. He could set the lines if it would help the board for the on site meeting.

A Site Walk was scheduled for May 8, 1996 at 6:30 p.m. all persons to meet at the site. Road Review Committee to be notified and a copy of the Memo from Dianne Holden on the meeting with DOT to also be forwarded to the Road Review Committee.

Waiver Request? Larry Jacobsen indicated the Board could act on the request better after the site walk. Developer asked about the monitoring wells? The Board members indicated they did not believe that would be necessary. Steve Kasprzak indicated he had no problem with two ft. contours since the site is fairly flat.

Joe Whitten moved and Judi Carll seconded a motion to accept the Sketch Plan of Townhouse Road Subdivision dated March 27, 1996. Vote was 2 in favor 1 opposed and 1 abstention.

VI OLD BUSINESS:

1. Maine Cranberry Company

The Maine Cranberry Company indicated they refer to the project as Shakerland however it is the Maine Cranberry Company that is requesting approval. What is the status of Sand Crossing Road? Mr. Bob Cleaves was not sure of the status but it is unimproved and believed to be discontinued. If discontinued do the people at the intersection of Route 202/4 and Sand Crossing Road own to the center of the road?

Board asked Mr. Cleaves if he planned on improving the Sand Crossing Road. Mr. Cleaves indicated it is a gravel road but they would most likely be planning improvements. Would there be large trucks traveling the Sand Crossing Road. Mr. Cleaves indicated only during a two week period of harvest. Because of the nature of the use there would not be much heavy traffic. The caretaker of the project would most likely be the regular traffic. The town has record of discontinued roads, records to be checked and information to be forwarded to Mr. Cleaves. Approximately 10 acres of beds would be located in the Town of Waterboro. Who owns the railroad bed? Mr. Cleaves did not believe they did and not sure who the owner was. It was previously discussed that the Waterboro Planning Board could possibly hold a joint Public Hearing with Alfred Planning Board. Mr. Cleaves indicated that the Alfred Planning Board is still gathering information. Tim Nelson suggested scheduling a Public Hearing and a Site Walk. Tim also indicated it might be time to hire a consultant since some of the data presented was beyond his capacity as Code Enforcement Officer. The board members agreed with this suggestion. The Town of Alfred has hired Woodard and Curran as consultants possibly the Town of Waterboro could utilize the same firm.

John Roberts moved and Judi Carll seconded a motion to hire Woodard and Curran to check Waterboro's portion of the Maine Cranberry Company project.

Discussion: Mr. Cleaves asked since Woodard and Curran has an existing contract could the board fold into this if they are reviewing the entire project? Mr. Cleaves suspects they may be reviewing Waterboro now. May only need to request the information be forwarded to the Planning Board. Suggested contacting Woodard and Curran to discuss this. Vote was 4-0-0 in favor.

A Public Hearing was scheduled for May 23, 1996 at 8:00 p.m. Site Walk scheduled for May 15, 1996 at 6:30 p.m. all planning to attend to meet at the site. Mr. Cleaves indicated the site is wet and thick and suggested members plan to wear knee high boots or waders.

Mr. Cleaves asked if the board would be prepared to approve the plan after the public hearing. The board would need to meet with Alfred Planning Board prior to granting approval. Believed the board could certainly review and indicate to the developer their intentions so once they received to go ahead from Alfred, Waterboro Planning Board could then approve the plans.

Phase II study on the archeological artifacts and then recover the site. The site would then revert to a commercial use. If something of interest is found on the site Mr. Cleaves indicated they would consider working with the Town since they have no desire to maintain ownership of the artifacts.

Cindy informed the board members that Senator Willis Lord had called her and he seems to be in favor of the project.

VII NEW BUSINESS:

Meeting with Board of Selectmen May 1, 1996

Dianne indicated that the Board of Selectmen had requested that she schedule a meeting with the Board of Selectmen on May 1, 1996 at 7:30 p.m.

Communication Responses:

1) Letter from **Joseph E. Vitko, Jr.** requesting a waiver of the two year limit to reconstruct a cottage destroyed by fire on July 4, 1994.

John Roberts moved and Judi Carll seconded a motion to have the secretary write a letter informing Mr. Vitko that the Planning Board does not have the authority to grant an extension and that he has until July 5, 1996 to complete construction of any replacement of the non-conforming structure after obtaining all required permits. Vote was 4-0-0 in favor.

2) Memo from Dianne Holden regarding representation from the Planning Board to serve as representative to the **Southern Maine Regional Planning Commission** for the Town of Waterboro. No one available to serve at this time. No interest shown.

VIII ADJOURNMENT: John Roberts moved and Joe Whitten seconded a motion to adjourn at 9:18 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer



