

PLANNING BOARD

Town of Waterboro PUBLIC HEARINGS

MAY 23, 1996

Present from the Planning Board were Judi Carll, Roland Denby, Everett Whitten, John Roberts, Larry Jacobsen and Chairman, Cindy Allen. Approximately six citizens from the general public Dianne Holden, Tim Nelson and Sharon Abbott.

Public Hearing was called to order by Cindy Allen at 7:30 p.m. for the purpose of review of a project being presented as:

TOWNHOUSE WOODS SUBDIVISION MAP 11 LOT 67 BY KASPRZAK LANDBANK 7:30 P.M.

Steve Bailey presented the project to those present. They are waiting for the completion of the hydro study at this time. Believe it will be completed shortly. This development is located just past the Orchard Road and approximately 400 ft. from Beaver Run. Each lot meets the minimum frontage of 150 ft. and are approximately 500 ft. in depth. Proposal is to have five drive entrances. Shared entrances between lots 1 & 2, 3 & 4, 5 & 6, 7 & 8 and 9 & 10. Engineer has provided information that shows conformance with the required site distance for the drive entrances..

At this stage of the hydro study it appears that there will be fixed well and septic locations. At the Site Walk the Planning Board member showed concern on entrances between lots 7 & 8 and lots 9 & 10.

Tim Nelson spoke regarding the safety of the location of the drive entrances. He noted that he lives in Beaver Ridge Subdivision and he fears that someone will be killed pulling out of the driveways as proposed. There is a problem pulling out of Beaver Run Road. Tractor trailers utilize this road as well as dump trucks there is major traffic on the Townhouse Road. Tim indicated that there is another subdivision located on a dead end town road and there has been major concern shown regarding the safety hazard that a development would create.

Steve Bailey indicated that the report given indicated that the required standards will be met for the drive locations. The evergreen trees may cause a problem.

Tim indicated that you have to pull out of Beaver Run Road and immediately get up to speed and even then vehicles climb up on you very fast.

Steve Bailey indicated maybe DOT should be contacted, not sure what could be done other than to request that the speed limit be dropped.

Tim again noted that this is a major arterial and tractor trailers and dump trucks from Northeastern use this road regularly. Steve Bailey indicated that they meet requirements of town and DOT and there is not much else one can do.

A gentleman asked what the acreage of each lot was. Steve Bailey noted just over two acres and again noted the dimensions of the proposed lots.

It was noted at the last meeting by Steve Kasprzak that another phase would be presented at a later time. Steve Bailey noted that potentially in the long term future further down on the Townhouse Road.

It was asked if this would turn into another Lake Arrowhead? Steve Bailey indicated that subdivision was created several years before. As to the future development not sure. Total acreage of the parcel being developed is 19.9 acres. Asked about DEP review. DEP review is required for over 20 acres however the law changes in July of 1997 which would increase the lot size requiring review by DEP to 100 acres anything under the 100 acres would be reviewed by local agencies.

Two trees on the other side of Townhouse Road if removed would help with site distance. Steve Bailey indicated they were very close to the edge of the right-of-way but he would look into it. The cars flash behind the tree for a short time they are out of sight.

It was noted that speed and entrances could be a concern.

Steve Bailey indicated that they have not asked for Preliminary Plan due to the hydro study not being completed. A greenbelt was mentioned and the use of 125 ft. setbacks from the front property line was also mentioned. Steve Bailey noted that a 50 ft. buffer with no clearing except for driveway entrances would be proposed. It was noted that the developer should keep in mind the need for a utility easement through the greenbelt. Steve Bailey noted that with common drives it works well if you coordinate with Central Maine Power for the installation of poles for electricity. He noted that the drive location between lots 9 & 10 is actually the best location of all the common drives proposed. It was noted that Dwayne Woodsome usually has a problem with a no cut clause in a green belt. Can the note on the plan be worded to be cut only under the direction of the Road Review Committee and Maine Department of Transportation. Steve Bailey did not see that as a problem. He noted that the pines along the front property lines are young trees. He noted that the trees along Chadbourne Ridge Subdivision had similar sized trees and have matured nicely.

The 125 ft. setback proposed will also help with the septic systems since this will allow clearing for the systems at the rear of the property and not in the front yard which will further protect the general character of the area.

Cindy Allen thanked Mr. Bailey for his presentation.