PLANNING BOARD Town of Waterboro

MINUTES OF SITEWALK - WEBBER FARM SUBDIVISIONSEPTEMBER 8, 1997TAX MAP 11, LOT 11, WEBBER ROAD6:00 P.M.

ROLL CALL: Present were Planning Board members Roland Denby, Everett Whitten, Dwayne Woodsome, Duane Fay, Chairman Doug Foglio, Sr., Road Commissioner Fred Fay and Road Review Committee Member David Benton.

Those attending arrived at 6:00 p.m.

DISCUSSION: General discussion was held about the area, the subdivision and width of the right-ofway. Sketch plans indicate an approximate 49.72' right-of-way. The town requires an additional easement width of 20'. Sight distances were also discussed.

Those present looked at each of the seven lots:

Lot 7 - Driveway will have to go on east side of the lot. A cemetery is located on this lot and has to be set aside with a right-of-way provided large enough for a truck to enter.

Lot 6 - Driveway needs to be situated on Lot 5 side of lot, leaving some type of roadway to the cemetery.

Lot 5 - Discussed the possibility of using the original Webber Farm driveway.

Lot 4 - Driveway must have minimum safe sight distances figured; if a 50' road is constructed to access back portion of lot, road must be centered in lot.

Lots 2 and 3 - Side by side entrance required; immediately upon leaving right-of-way, driveways will split.

Lots 1 and 2 - Require grading easements.

Site Trees - Pine trees out front must be removed and replaced with two (2) hardwood site trees per lot at least 50' from the right-of-way.

Site walk ended at 7:40 p.m.