

# PLANNING BOARD

## Town of Waterboro

### MINUTES

JANUARY 28, 1997

14

#### I ROLL CALL

Dwayne Woodsome calls the meeting to order at 7:45 noting attendance of Roland Denby, Everett Whitten, Duane Fay and Dwayne Woodsome.

#### II MINUTES OF PREVIOUS MEETINGS

Duane Fay made the motion to accept the minutes of January 22 meeting. Everett Whitten seconds. Vote is 2-0-1 in favor with Roland Denby abstaining.

#### III COMMUNICATIONS AND BILLS

1. Reports of surveys are gone over with the Webber Farm appointment.
2. Bill from Sebago Technics for survey review is signed.
3. Letter from Southern Maine Regional Planning Commission is passed out.
4. memo from Board of Selectmen regarding adopting the state criteria for zoning variances. A copy of the criteria is not available at this time. Patti will get one and mail it to all board members to be discussed at the next meeting on February 11.

#### IV REPORTS OF OFFICERS

#### V APPOINTMENTS

**Bruce Lewis - Sketch Plan Review of Cluster development on map 17 lot 17 bordering on Isinglass Pond.** Dwayne Woodsome asks why they would cluster develop in such a rural area. Bruce states that because of a large portion of the property being ledge and high in elevation. Dwayne also questions the access road into the development. Bruce believes it to be a private road that comes through Limington. Dwayne states that the board would have to see the plan from the Limington subdivision and states that we would need to check with our attorney regarding there being no access to a town of Waterboro road or state aid road. Bruce states that he is fulfilling the 5 acre lot limit with the shared open space. Dwayne Woodsome states that the board would need a copy of the deeded easement to the property. Bruce is told that the lot should have a second access road not a cul-de-sac.

**Dave Greaton regarding Webber Farm Subdivision preliminary plan.** Mr. Berry is representing the Greatons. Mr. Berry states that the front setback lines are set at 75' from the new easement line not the requested 150'. Review the letter of response from BH2M to the nitrate study review from RW Gillespie & Associates. Review of the letter of response from BH2M to the review of the hydrological study by Sebago Technics. Roland Denby made the motion to not require the statement in section 1 E of the review stating sewer system notes, believing that it is not beneficial to the public. Duane Fay seconded the motion. Motion passes with a vote of 3-0-0 in favor. After discussion regarding drainage and speaking with Fred Fay who is present, Everett Whitten made the motion to delete section 2A that calls for drainage culverts. Duane Fay seconds. Motion passes with a vote of 3-0-0 in favor. In section 2B Mr. Berry believes that the plan already delineates the drainage easements. In section 2C information is already provided. Section 2D and 2E are discussed, regarding drainage calculations pre-development and post development and the scales are correct. Culvert placement is discussed and Roland Denby agrees that this should be handled when the road is reconstructed. Duane Fay made the motion to strike 2D and 2E from the list of required changes to the plan. Everett Whitten seconds. Motion passes with a vote of 3-0-0 in favor. Section 2F and 2G are discussed regarding silt fence, which has been added to the plan, and seeding dates which every present agrees is not necessary to change what is already in place. After discussion of Section 3, Duane Fay made the motion to drop this section. Everett Whitten seconds. Motion passes with a vote of 3-0-0 in favor. Section 5 regarding

boundaries around the cemetery on lots 6 and 7. The cemetery is no longer part of those lots, by law. There is a 20' right to pass easement depicted on the map.

At this time Mr. Berry asks the Board for preliminary approval. Dwayne Woodsome asks Dave Greaton about the wells that he believes to be on the property. Mr. Greaton states that he will do everything in his power to locate and cover all existing wells. Roland Denby made the motion to accept the preliminary plan. Duane Fay seconds. Motion passes with a vote of 3-0-0 in favor.

Discussion of what is needed for final approval. Dwayne Woodsome states that the planning board needs a deed of the land that is being transferred to the town of Waterboro. A copy of the deed restrictions is needed. A letter from the property owner regarding how he intends to handle the existing wells on the property. The name and address of the owner must be on the set of plans with the Planning Board signature lines. We need 6 copies of the final plan for town records.

Dave Greaton asks at this time if it is possible to get a final approval if the above conditions are agreed to. Roland Denby made the motion to grant final approval subject to the items above being provided to the town. Duane Fay seconds. Motion passes with a vote of 3-0-0 in favor. The plans will be dropped off at the office Tuesday for review before signing.

**Bruce Burgen regarding subdividing map 4 lot 32,33.** After discussion of the required right of way to the proposed back lot and agreement that the setback requirement is measured from the lot line not from the easement, Duane Fay made the motion to accept the sketch plan and the preliminary plan as provided and agreed to. Everett Whitten seconds. Motion passes with a vote of 3-0-0 in favor. The Checklist for final approval is gone over and given to Mr. Burgen. He will meet with the Planning Board again on February 11<sup>th</sup>.

**VI OLD BUSINESS**

Zoning changes are not discussed tonight, but the next meeting will be kept free of appointments so that the board has time to go over proposed zoning changes.

**VII NEW BUSINESS**

**VIII ADJOURNMENT**

Roland Denby made the motion to adjourn this meeting at 10:10. Everett Whitten seconds. Vote is in favor. Meeting adjourned.

Respectfully submitted,

*Dwayne Woodsome*  
Dwayne Woodsome,  
Treasurer/Secretary

*Roland Denby*  
*Everett Whitten*  
*Duane Fay*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_