

# PLANNING BOARD

## Town of Waterboro

JANUARY 31, 2000  
PUBLIC HEARING  
AND  
SPECIAL MEETING

Susan Dunlap called the Public Hearing to order at 7:33 p.m. noting the attendance of Dwayne Woodsome, Todd Morey, Tim Neill, Everett Whitten and Roland Denby. Frank Faith, Ms. Betty Mitchell, Willis Lord and Mr. & Mrs. Arthur Green are also in attendance.

Susan informed the public that the only hearing this evening is for Cal Knudsen on a 3 lot subdivision. The hearing for the Chadbourne Pit has been postponed until February 10 at the request of the applicants engineer.

Cal Knudsen presented a 3 lot subdivision named Stonegate Subdivision located on the Deering Ridge Road. Cal informed the public that the drive will be a private drive with a hammerhead turn at the end. The lots will have private wells and septic and consist of the following acreage:

Lot 1	=	2.4 acres
Lot 2	=	2 acres
Lot 3	=	16.3 acres

A fire pond will serve as fire protection for the lots.

There is an existing 10' right of way between Stonegate Subdivision and Ms. Mitchell's property that extends to the conservation area. This is for pedestrian access only.

Dwayne noted that this is a re-subdivision of an existing 3 lot subdivision and that Cal now owns 2 of the 3 lots.

Frank Faith noted that there are no speed limit signs going eastbound on the Deering Ridge Road.

Dwayne stated that the Planning Board can pass this along to the Road Review committee.

Frank also questioned if the two private right of ways are going to be maintained with a maintenance agreement?

Cal stated that there will be a maintenance agreement for the upkeep of the road.

Willis noted that he had driven into the Bartlett Pines and was very impressed with the development of the property and road.

Ms. Mitchell stated that she doesn't like to see the land developed but feels that if Cal continues to do the work that had been done to Bartlett Pond she will be happy to see it again on Stonegate.

**With no further questions from the public or board Sue called the Public Hearing to a close at 7:50 p.m.**

**Sue called the special meeting to order at 8:04 p.m.**

Sue questioned if a letter from the Fire Chief was obtained for the approval of the fire pond? Cal stated that he hadn't. The previous subdivision he was required to provide a 3,000 gal tank or a fire pond.

P.O. Box 130, Waterboro, Maine 04087 • 247-6166 • FAX 247-3013  
<http://www.mix-net.net/~waterboro/>  
Email: [waterboro@mix-net.net](mailto:waterboro@mix-net.net)

Todd asked if Cal knew what vertical draw could be pulled by the fire trucks? Cal was not sure.

Cal asked to let him know what the board wanted. Dwayne stated that Lisa will leave a copy of the plan for Frank Birkemose with a letter requesting his review and recommendations especially on the draw.

Cal stated that a Hydro letter is in the process of being prepared.

Todd noticed a triangular piece at the 75' section adjacent to the right of way beneath the notation of L4, Cal stated that it is part of lot 3 and not part of the right of way.

The common land is owned by Cal. The Board would like an inset describing the common land with a reference of the book and page stating so.

After reviewing the checklist Dwayne made a motion to approve the preliminary plan noting the following information as needing to be changed/updated:

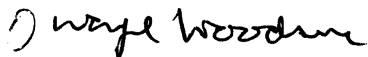
- Item 15 currently states "Cumberland County Registry", should read "York County Registry";
- Item 23 "shal" should be "shall";
- Add Owner with book and page reference to the Common Land owned by Cal;
- Final Plan in box is spelled incorrectly.

Everett seconds. Motion carries a 5-0-0 vote in favor.

Cal will return under Old Business on February 24 for the Final Plan review.

Dwayne made a motion to adjourn at 8:50 p.m. Everett seconds. Motion carries a 5-0-0 vote in favor.

Respectfully submitted,



Dwayne Woodsome,  
Secretary/Treasurer

DW/lmm

ACCEPTED:

