

PLANNING BOARD

Town of Waterboro

August 24, 2000

Public Hearing and Regular Meeting

Doug Foglio called the public hearing for **Ford Pond Estates Map 5 Lot 34, 34-2 & 34-3** to order at 7:40 p.m. In attendance are Everett Whitten, Roland Denby, Todd Morey, Tim Neill, Sue Dunlap and Dwayne Woodsome. There are also 15 members of the public present.

John Mitchell of Mitchell and Associates and Doyle Marchard are representing Hughey's Inc. The subdivision is presented as a cluster subdivision with 9 lots off Rte 202 and Main St. with a total of 73.5 acres.

The 9 lots are clustered around the perimeter with the common open land being in the center. The changes made since the last Planning Board meeting are as follows:

- Maintenance and upkeep of the dam was incorporated in the association maintenance agreement;
- All subcontracted engineers are listed in the signature block;
- Removed the subdivision Bartlett Pines as an abutter (error)
- Road widths were added
- Not on plan as # 10 stating that this is a cluster subdivision
- Enclosed copy of a warranty deed sample

Forest Abbott is concerned with the level of the dam and wonders if the level will remain the same. John Mitchell will add to the plan that the dam should remain at the present level. Doug mentioned that requirements can be set at the time of the plan approval. If any changes are made to the levels inland fisheries can be contacted.

Doug explained to the public that the original application contained 13 house lots, a longer cul-de-sac road, and open property on the Lyman side of the subdivision with a right of way to the property from Waterboro. The Planning Board had concerns with emergency access, service and addresses. This lot has not been divided and is now owned by the two abutting Waterboro lots.

John Mitchell further explained that the entrance of the subdivision will be paved up to the turn-around that will be provided for Ford Pond. The cluster house now consist of 29.33 acres with the remaining 44.17 acres being open (common land) space.

Fire Chief Frank Birkemose has spoken to John Mitchell regarding the subdivision. Frank will provide John with a spec of the required dry-hydrant. The applicant will be required to provide and install the dry-hydrant. The fire department will to routine tests and periodically practice from the hydrant. Frank would also like the association member know that they may use they hydrant for other properties in the area outside the subdivision.

John questioned if the fire department will be responsible for the maintenance of the hydrant. Frank stated that the association will be responsible for any maintenance but the department will routinely test and back wash all hydrants once a year.

Rene Perron questioned who will police the property especially around Ford Pond turn-around. Doug noted that there will be public access up to the Ford Pond turn-around, the State and Local Police will also have access to the property.

P.O. Box 130, Waterboro, Maine 04087 • 247-6166 • FAX 247-3013

<http://www.mix-net.net/~waterboro/>

Email: waterboro@mix-net.net

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Willis questioned the size of the culverts that will be placed under the road. John referred to the plan showing 2 24" culverts that will be installed to replaced the existing culverts.

Renee referred to the 35' of uncut buffer around the perimeters, will that also be provided by the second entrance and his property line. John stated that a change showing the 35' buffer can be placed on the mylar for the next meeting.

Sue question how much of the property is located in the flood plain and are the homeowners required to build outside of the flood plain. John has noted that the building envelopes take the 100 year flood map into consideration. Not construction will be done in the flood zone.

Todd suggested that the road maintenance agreement specifies that the maintenance of the hydrant and the clearing of any debris and snow is done on a routine basis.

Doug called the public hearing to a close at 8:15 p.m.

Doug will leave and turn the regular meeting over to Sue.