

# PLANNING BOARD

**Town of Waterboro**  
**Meeting of the Planning Board**  
**Wednesday, August 8, 2001**

**Attending:** Ken Danforth, Susan Dunlap, Todd Morey, Tim Neill, Everett Whitten, Dwayne Woodsome

**Absent:** Roland Denby

Following a site walk at Avery Road and Star Hill Road held at 6:30 pm. the Planning Board opened its regular meeting with a Public Hearing for Myron Edgerly's request for a site plan for Baker Automotive /Funtime Video and tanning. (Map 4 Lot 41) Mr. Edgerly distributed copies of the survey indicating the building, parking lot, lighting and sewer system—24 Acres in all. The garage would be available for repairs, mechanical work, oil changes and alignments only. Gasoline would not be available for purchase at this site. A tanning salon and video store is planned at the opposite end of the building with office space between. Todd inquired about the soil evaluation and the necessity of providing a statement on the nitrate system. Mr. Edgerly indicated that he recycles antifreeze and burns used oil. Public questions asked about DEP regulations. It was stated that DEP had been informed about the proposal but Mr. Edgerly doesn't need a permit due to the size of the property. The Department of Inland Fish and Wildlife claimed that the winter deer populations and insects will not be affected by this business. A survey indicated where the old ROW was and new ROW is at present therefore reducing the amount of land in the parcel from 24 acres to about 21 acres. 202 is now wider and took up land from all abutting properties. The impervious area is less than 1 acre. Mr. Edgerly indicated that in Waterboro, all areas that have been dug out can be refilled if there is no stream that feeds the excavated area. There were no further questions from the public. Todd required a nitrate study and documentation on drainage and elevation levels. There will not be floor drains inside the garage section. Drains are not recommended. The Public Hearing was closed at 8:03 pm.

A Public Hearing for American Tower (Map 13 Lot 44-2) was opened at 8:12 pm. The results of the balloon test indicated that the tower can be seen from all locations but that it was not visually intrusive. The current plan is being amended to show the 190 foot fall zone. Currently applicant is waiting for the NEPA report from DEP. There were no further questions. The Public Hearing closed at 8:20 pm. The applicant has 6 months in which to obtain a building permit, 6 months from then in which to begin building and 2 years in which to complete construction.

Richard Wasina presented a sketch plan for a 15 lot subdivision to be located off South Waterboro Road. (Map 2 Lot 9) There would be a planned 1100 foot new road with cluster configuration lots of about 150 foot frontage for 14 lots and 1 lot to front onto Goodwins Mills Road. The whole land area is about 29.9 acres. Topography increases from the road so drainage is toward the existing road. Preliminary soil tests have been completed and results reportedly were satisfactory. 90 subsurface test pins also reported satisfactory sub-surface waste water and individual well results. The developers would be willing to pave the roads to Waterboro standards and also provide underground electric service. Questions were centered around the availability of water for fire purposes. The closest hydrant is about 2000 feet up Goodwins Mills

Road. The Fire Chief should be consulted and report with his opinion of a fire pond v. use of the hydrant. The depth of each lot has been shortened to accommodate an 'open space' buffer behind the development. The original property has been divided and sold. The original plan for this development did not get approval. The property is owned by Robert and Mary Fogg. The original plans had some tests completed the results of such could be retrieved. It was established that the land in the rear needs access due to the sale of adjacent properties and a sizable wetland. The first plan required town water due to the poor quality and quantity of dependable supply. The Board requested information based on new plans. Sue suggested that the old results are to for referral purposes to see why original was denied. Sue questioned if there was a checklist for sketch plans. It was not established if the old plan had ever been recorded or if it had just been approved. Presently this is a wooded lot. Sue asked if there was a restriction of the number or percent of trees that can be cut. The sale of lots to a contractor or to individual homeowners has not been decided. It was explained that a road cannot be made into a town road by the Planning board—that needs to go before the people at the Town Meeting in the Spring. Further discussion centered around the public's desire to improve the town by requiring the construction of sidewalks. Final decision was to go forward with the preliminary plans but to consider curbing, sidewalks, fire pond and sight distances.

9:00 pm. Angie Brewer presented her proposal for a garage (Map 19 Lot 43). An original application for a garage 24 X 28 has been amended to 24 X 24. The proposed garage will be set back further than the existing house and up to 10 feet from the existing property line. At this time there is no building along the other side of the property line. The amended plan does not indicate a breezeway and is a self-standing construction on a sub-standard lot. Board members indicated that as long as the garage is 10 feet from the property line it can be connected to the house. A modified application will require a new application but not an additional charge. Dwayne made a motion to approve the garage no closer than 10 feet to the property line and no closer to South Waterboro Road than the existing house, plus a Class D survey to be completed to locate pins of the foundation and the verification of the paperwork by the CEO before issuing the permit. Additionally, Todd requested an updated application and sketch be submitted before a permit is issued. Tim seconded this motion. No discussion. Vote 6-0-0. Applicant will pay for the recording fee and Patti will record this in York County.

Brookside Drive--This meeting was only for the consideration of the subdivision. Mr. Ferguson inquired about the special circumstances surrounding the development of this road and hoped that other options could be considered. The Board assured him that other choices have been examined and that their decision is that a loop is not considered a dead end road. Sue emphatically pointed out that there are many examples of dead end roads in Waterboro where there is only one way in and out. Dwayne said the original plan was to develop Brookside Drive. Sue will not support additional access to Deering Ridge Road because it is already too busy. Mr. Cote cannot develop off Hooper Hill due to the steep incline or off Deering Ridge because of rock. The land owned by Mr. Cote is more appropriate for development off Brookside. Mr. Cote is requesting a waiver to build an extension onto the dead end of Brookside Drive. Dwayne made a motion to deny Mr. Cote his request for a waiver to extend the road 600 feet. Sue added that the Board would entertain other options. Mr. Cote cited 1) safety issues were already approved by the lawyer and the fire chief 2) There would be no ROW for future development 3) agreed to providing a fire pond 4) agreed to a traffic study and signage instead of the cul de sac

5) will provide a green space for children's activities 6) he will maintain the dead end if the project is approved. Mr. Cote feels he has complied with the Boards concerns and suggestions. Todd suggested that he can develop for the distance of 600 feet beyond the existing dead end, but not beyond the beginning of the split of the loop. Brookside Drive is a Town road and as such is maintained by the town. The extension will not be maintained by the town. Vote to approve the motion set forth by Dwayne indicating that the waiver be denied 6-0-0.

Conditional use for SAD 57's request for portable office space: Dwayne motioned to issue a conditional use if so needed for portable offices and carport roof connecting one building to another. Todd seconded. Vote 6-0-0.

Dwayne made a motion to elect offices at the first meeting In September. Letters shall be sent to members indicating that this will be the first item on the agenda. Tim seconded. No discussion. Vote 6-0-0.

Avery Star subdivision was postponed. Dwayne mentioned that the developer will research the status of the road. Sight distance is not good at the present time. Developer needs to plan where driveways will be.

30% expansion definition will need to be discussed at the next meeting and should be put on the agenda.

Dwayne made a motion to adjourn. Todd seconded. Vote 6-0-0. The meeting was adjourned at 10:50 pm.

Respectfully submitted,  
Wendy L. Carter

Approved Date: 9/27/01

Robert E. Dault

Everett Whitten

Marian Dunlap

Orange Woodson

Vernon J. Ford

Tim

Emil