

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 10, 1988

MEETING CALLED TO ORDER AT 7:35 P.M.

I **ROLLCALL:** Present were Michael Hammond, John Roberts, Anna Jackson, Roland Denby and Dwayne Woodsome. Anna Jackson and John Roberts were empowered to vote.

II **COMMUNICATIONS:**

1. Maine Assoc. of Planners Informational Packet
 2. Information from DEP RE: Distribution Tank Owner
 3. Information from Dubois & King
 4. Letter from York County Soil & Water Conservation Dist.
Re: Wes Leighton Alder Acres
 5. Letter from Mount Holly, Inc. Re: On Site Inspection
 6. Letter from DEP Re: Request from Project Review
Re: Sunshine Acres Subdivision
 7. Letter to Town from DEP Re: Water Supply Investigation
(S. Waterboro)
 8. Notice of Decision from Zoning Board of Appeals
 9. Info from American Planning Assoc.
 10. Planners Bookstore
 11. Info from York County Soil & Water Conservation Dist.
 12. Letter from Bernadine Gerry
5. Mt. Holly. Planning Board to notify as soon as weather permits an on site inspection.
- Drown Agency. Planning Board to notify as soon as weather permits an on site inspection.
10. Andrew Timmis to order books necessary and to forward bill to the Town.

OLD BUSINESS

Birchcrest To be placed under old business. To contact Town Atty to see what the next step is.

A copy of minutes of meeting that Willie Cotsifas attended to Willie's Pizza. At that meeting conditions were discussed that must be met to come into compliance.

Robert Parker Subdivision: Is advertising lots under a different name. Contact the Town Atty. to see what must be done

Mike Libby

Has been determined that the lot is a grandfathered lot. There is a cottage on the lot. The on site was done and discovered that the cottage is 35 ft. from the second cottage on the adjacent lot and 9 ft. from one side line and 12 ft. from the other side line. The cottage sets approx. 50 ft. from the water. The current structure measures 22' x 32'. Mr. Libby wishes to tear down the existing cottage and build a new one 26' x 36". A foundation to be put in. It would be necessary to mark exact position of the existing cottage to insure new building would be no closer to the water. Mr. Libby has not applied to the state for Permit. Lots under 20,000 square ft. must go to the State for a permit. Will lot 39 on Tax Map 36 support this size home? Subsurface testing has not been done. This would have to be done before the Planning Board could act. The use would be changing from Seasonal to Year round which would mean a different size system. Then the sideline setbacks would need to be looked at. Grandfathered lot would allow the Planning Board to position house on the lot. To increase the size of building would mean that current setbacks would have to be met. Before Mr. Libby comes back he will need to:

1. Acquire a Permit from the State
 2. Have a septic system laid out on the lot.
 3. Come back with plans for the same size building (22' x 32').
- Planning Board referred to Section 2.08 of Zoning Ordinance. Planning Board cannot act until all requested information has been provided. Mr. Libby has the option of going before the Zoning Board of Appeals if he does not like the decision of the Planning Board. Mr. Libby should be aware that there is certain criteria that he must meet in order for the ZBA to grant his request. Mr. Libby would also need to contact the Dept. of Human Services for the undersized lot. Address given to Mr. Libby. This to be handled under old business, Mr. Libby would not have to be present. Decision would be forwarded to him by the Planning Board.

III APPOINTMENTS:

8:00 P.M. LIONEL BELANGER
8:30 P.M. THOMAS TOYE (SUBDIV)
9:00 P.M. THOMAS TOYE (SUBDIV)
9:15 P.M. HAMMOND ENTERPRISES

8:00 P.M. LIONEL BELANGER Did not show.

8:30 P.M. THOMAS TOYE SUBDIVISION MAP 9 LOT 21T AR/FA/C ZONE

Bill Speed and Dick Moulton were representing Mr. Toye. Lot to be developed was previously owned by Helen Brock. After the surveying was complete Mr. Toye had decided that he wished to divide the front section of the lot into four house lots. The remaining acreage to possibly be sold in two forty acre parcels to remain as 40 acre parcels. Would not pursue development of the remaining 80 to 90 acres. Would Mr. Toye be willing to divide the 80 to 90 acres now? Currently Mr. Toye wishes to divide the front into four lots. Land abutts Mr. Randall. The shape of the lot as shown on Tax Maps is believed to be wrong. In surveying and examination of surrounding lots found lost owners that the Town does not currently have information on. Would provide this information for the Town. They have a preliminary water study done by Mr. Gillespie. To place common drives. On site and Public Hearing would need to be held. The entire front section to be divided is fairly high. John Roberts moved to accept Sketch Plan as submitted 2-10-88 for Fall Lot Estates and allow for a five ft. contour lines on Preliminary Plans. Roland Denby seconded the motion. Vote was unanimous in favor. Next plan to be a blow up of the four lots being subdivided.

9:00 P.M. THOMAS TOYE MAP 6 LOT 2 AR ZONE

Sixty-six acre parcel to be subdivided. Affordable housing. Mr. Toye and his representatives had looked at several alternatives in laying out the lot for subdivision. The rural setting of the area was taken into consideration and Mr. Toye and representatives had felt that a seven lot subdivision was the best. Each lot would have seven acres or more. They used Bassland Acres as an example. Mr. Gillespie says that the acreage would support 15 to 20 house but due to the surrounding rural setting less was found to be more desirable. The road will not currently allow a bus and a motor vehicle to pass at the same time. Would they have a problem with a green belt with the understanding that if at any time the land abutting the New Road needed to be used to widen the road the Town would be able to do so? Mr. Toye's representatives did not have a problem with that. Felt that it was a good idea. Comments concerning shoestring concept in the design of the lots. An on site inspection would be necessary at a later date when weather permits. Also a Public Hearing. John Roberts moved to accept Sketch Plan for Deer Watch Subdivision as submitted 2-10-88 and allow for 5 ft. contour lines on Preliminary Plans. Roland Denby seconded the motion. Vote was Unanimous in favor.

OLD BUSINESS

LES LEIGHTON BLEAR ACRES MAP 8 LOT 18E

Review from on site inspection of five lots. Currently there are 2 driveways with a third to service the remaining development of the property. Site lines are not good to the existing trailers. The low place visible from Rt. 5 is to be filled in for the third drive. Mr. Leighton has no plans to sell trailers he is now renting. Lot listed as Hart on the subdivision plans has to be included due to an illegal subdivision of land. Questioned classification of subdivision. board determined that it was an eight lot subdivision. A third trailer to be positioned as the existing two. A proposed four unit apartment complex to be constructed on the remaining acreage. board commented on the shoestring lots. Also commented on the number of driveways in the area of proposed subdivision. Upon completion of water study the development of the land could be better determined. Land might not support what Mr. Leighton has in mind. Should have a site distance from driveways. Anna Jackson will take care of and report her findings to the Board at the next meeting. There should be a 500 ft. site distance. To review driveways more thoroughly at the Preliminary along with the water analysis. Anna Jackson moved to accept Les Leighton subdivision of Blear Acres. John Roberts seconded the motion. Vote was Unanimous in favor.

Roland Denby designated as the Chairman Pro tem

9:15 P.M. HAMMOND ENTERPRISES MAP 19 LOT 1

Mr. Hammond questioned the Board concerning subdivision. Is this a subdivision? The land is in trust. The corporation is leasing from the trust. The seven acre parcel is owned by three people and is divided 24%, 24%, and 52%. Two of the owners will have two areas in the building. The remaining two are to be leased out. Currently only one of the remaining spaces is leased. The name of the development is to be Brookfield Place. Board to check with the Town Atty. to clarify the subdivision question. Also to check at the meeting scheduled for Thursday night for Planning Board. A site review should be required. To build according to the need of potential lessee. Possibly to be eliminated from required water study since the septic system to be used is no larger than that required for a house. Concerns expressed that the current use does not necessarily require water study however what if a laundromat or a restaurant were to lease the remaining space. Provisions could be listed in the contract. If use increased the septic system would have to be updated. Drainage of surface water has already been done. There will no dispensing of foreign material. Other towns handle this as a Site Review or Developmental Review. To be brought up under Old Business next meeting.

