

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD APRIL 13, 1988

MEETING CALLED TO ORDER AT 8:00 P.M.

I ROLLCALL: Anna Jackson, Roland Denby, John Roberts and Douglas Foglio.

Anna Jackson and John Roberts were empowered to vote.

II MINUTES: John Roberts moved to accept 3/23/88 and 4/4/88 Minutes as printed. Vote in favor Unanimous.

III COMMUNICATIONS:

1. Me. Business Indicators USM
2. Downtown Research Info
3. Letter from K. Lovell Re: Const. on Non-Conforming Lots
4. Me. Historic Preservation Commission
5. Letter from K. Lovell Re: Subdivision Review Agreement
6. Dept. of Human Services
7. DEP Re: Mr. & Mrs. Paul Noel
8. Letter from K. Lovell Re: Statute of Limitations
9. Letter from K. Lovell Re: Provision of Public Water
10. Letter from K. Lovell Subdivision Interior Roads
11. Letter from K. Lovell Re: Impact Fees
12. Proposal Mapping Wetlands (Eco-Analysts, Inc.)
13. Saco River Corridor Commission
14. Letter from K. Lovell Re: Changing Road Names
15. Letter from Mike Frechette Re: Cond. Use
16. April Issue of UPDATE
17. Correspondence sent from P. Board
18. Info update
19. Letter from SMRPT
20. Affordable Housing Seminar
21. Deed for Bassland II Subdiv.

Discussion concerning the Meeting with Mr. Blackburn. During the time that Roland Denby served as chairman Mr. Blackburn claimed that he was told he could have a four season campground. Mr. Blackburn said that there are currently no children from his campground attending Waterboro Schools. This matter was referred to the Town Attorney. The Planning Board, Selectmen and Mr. Blackburn to be notified of attorney's decision. As per minutes of June 8, 1988: Mr. Denby requested minutes show that he had made no such statement, as was stated in the above information.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

- 8:00 P.M. EAST MEADOW CONSTRUCTION
- 8:30 P.M. WESLEY HALL
- 9:00 P.M. MARK CYR (Rescheduled)
- 9:15 P.M. ROLAND PIERCE (Notified by P.B. Approval not needed)

8:00 P.M. EAST MEADOW CONSTRUCTION MAP 9 LOT 10A ZONE AR

Name to be PACE LANDING, Mr. Tom Greer representing Mr. Robert Beck. Reviewed Sketch Plan to be placed on file. Intention is to extend road into development. Intend to set aside property for the Town. Cluster concept. Two plans presented a 15 lot and a 12 lot reason for this is a discrepancy between the Tax Map and the Deed. Upon completion of the survey the number of lots to be determined. Site is well draining soil. Sensitive to contaminants moving to fast. Gillespie to be used. Possible community wells or community septic system. 150 ft. frontage, 250 ft. apart. Permeability, DEP has required them to be spread 250 ft. apart. Assured that people will be concerned when project is publicized. Forty percent of parcel to be set aside. Aiming at first time home buyers. Right of way set aside for adjoining property in case of future development. Areas of concern:

1. Access to the parcel over the camp road.
2. The site development may have an impact on the ground water.
3. Suitable septic systems ditches will be located on each. A cluster septic system may be required as a result of the geotechnical investigations.

Mr. Cameron has not been contacted concerning access over camp road. Road if town is under abandonment. Currently privately maintained. From point of entrance road 1350 ft. long including circle need to add length from Ross Corner road. 1800 ft. would have a definite bearing on length of cul-de-sac if second means of exit using existing camp road. Ross corner roads letter on file refers to this road as West road all the way to Shapleigh line. Triangle shown, no record of ownership. Intersection might need changes, blind, icy, and speed a definite factor of danger. No federal funds sought. To be affordable housing. Boundary survey believed to be done some time the end of May. Topography a week later. Public Hearing scheduled seems to be more advisable at Sketch stage. Public Hearing as quick as possible to give input at stage easiest to make changes. Area of town with most concentrated development. Developer felt that the cluster concept was good what could the board suggest. Board generally accepted the cluster concept, affordable housing needed in Waterboro, the 12 lot plan seems to fit well with the area. Location of wells and septic systems is a concern that will need to be addressed. It will be June before Mr. Gillespie will have more information. If Mr. Beck were to secure a traffic count and traffic countability from the State it would be helpful. Public Hearing to be scheduled. Covenants to be dealt with. Central Maine Power will need to be contacted concerning availability of power. It might be advisable to check out the property abutting for a possible right of passage. A site distance would be needed for proposed entrance into development. Minutes to be forwarded.

8:30 P.M. WESLEY HALL MAP 11 LOT 30F ZONE AR

Mr. Hall explained that he was proposing a 3 lot subdivision. He was in the process of incorporating. Parcel to be divided leaving one remaining parcel of 31.41 acres. This lot is adjacent to Mr. Fallon's property. Mr. Hall explained that a Mr. Devareau was the owner and that this parcel of land was not under the court order of Mr. Fallon. This parcel excluded from DEP's decision. A full boundary survey has been done, 35.17 acres in parcel. Ron Gillespie and soils engineer have stated that there were six good sites within the 35.17 parcel. Road costs to excessive therefore a three lot subdivision preferred. The Board asked if there would be a deed covenant on the third lot that it could never be subdivided. Mr. Hall informed the board that he would rather not include that covenant if possible. The rear portion was unreasonable for subdivision the soils were not that good. Glen Foye had done the original survey and the plan presented was a blow up of that survey. The boundaries for lots 1 and 2 have been set. The boundary of the parcel will be rechecked. Intension is for affordable housing. A proposed common drive for lots 1 and 2. Mr. Hall believes there to be a 375 ft. site distance in one direction and 800 ft. in the other direction. Mr. Hall believed that this met all current requirements. The Deering Ridge Road has a forty-five mile an hour speed limit and this might require a different site distance. (450 ft.) The proposed name was close to another subdivision in process. A name change would be necessary. Change requested. On site to be scheduled. Public Hearing is at the Boards discretion. Public outcry handled best through Public Hearings. Changes if necessary are easier to handle at Sketch Plan stage. Currently no difference in handling of major and minor subdivisions. Mr. Hall commented that this made it difficult in knowing how to schedule meetings. At the Public Hearing the Board could act on acceptance of Sketch Plan. Mr. Hall has been in touch with DEP. Could Preliminary and Final be handled at the same meeting? Andrew Timmis suggested that a (minor) subdivision be done in two meetings. Current ways of handling were adding a drag creating more work for the Planning Board. Next meeting the handling of such subdivisions would be discussed. Would the Board take this project into consideration of such a proposal? Board could not at this time decide due to this not having been on the Agenda. Everything submitted at this time is at Preliminary and Final stage. Questions concerning property title. Entire parcel to Jarvis. Could be sold to abutters and one lot sold under the five year statute. The title examination was complete no illegal subdivision found. Groundwater studies for this size subdivision. What would be required? If you wish to do different then required you could submit a letter of request to waive certain portions. What would the Board suggest? Letter of request could be acted on under correspondence. Request directed to the Planning Board. Contours? The board could tell Mr. Hall at the time of the site walk. Geologic 7 minute quad. 10 ft. contours just released.

VI OLD BUSINESS:

#9. Maple Leaf Dev: Request to waive geologic study and Public Hearing. Signatures from abutters of water quality. Have a 4/28 meeting scheduled. Name changes as requested to be Ridge Subdivision. Geologic and water study to be determined after on site. On site complete. Building approximately 3-5 years old. Has not received sketch approval. At first meeting Public Hearing was not addressed. Gravel drive- Town has accepted responsibility 3/4 of the year but do not plow it. Believed to be the original road (Buxton Rd.). Application for second entrance State or Town? Needs to be checked. Letter needed from developer to this effect. John Roberts moved to accept Ridge Subdivision Sketch Plan as submitted 4/13 after recommendation of on site. (Agreed that drive should start separating after stone wall. Would look into correct position. Road review comm. to meet to review for the Planning Board, subdivider to take care of necessary drainage.) Drive that has limited distance not to extend fifteen feet in width off each lot left of the boundary, maximum of thirty feet opening in rock wall from the center of pin. Contour lines are at five feet. True North to be shown. Alternate pit. Two test pits minimum of fifty feet apart to be shown. All pins are set completed survey. Checklist Sketch Plan Okay. Anna Jackson seconded the motion. Unanimous in favor. Impact not a major concern with this type of subdivision., Public Hearing- Board could ask developer to notify abutters. Letter to abutters that he abutts within 200 ft. if input is recieved by the next meeting by certified mail of proposed subdivision, waiver request to be considered.

Anna Jackson moved to go into Executive Session for discussion of legal interpretations at 11:10 P.M. John Roberts seconded. Unanimous in favor.

John Roberts moved to exit Executive Session at 11:20 P.M. Anna Jackson seconded the motion. Unanimous in favor.

John Roberts moved to bring up at the next regular meeting a way to get minor (3) lot subdivisions back in accordance with subdivision regulations and possibly bring up under Old Business to allow us to meet subdivision time frames. Roland Denby seconded. Unanimous in favor.

Douglas Foglio moved to hold Election of Officers at next regular meeting when Board can be in full force. John Roberts seconded. Unanimous in favor.

#14. Douglass Nason: On Site Comm. reported trees to be marked to site proper location of garage. Garage to be attached to house by breezeway. Info on file. Anna Jackson moved pursuant to on site inspection that Mr. Nason be granted permission as long as he adheres strictly to the on site finding. John Roberts seconded. Unanimous in favor.

Fall Lot On site inspection May 4, 1988 at 10:00 A.M.
Deer Watch
Pace Landing Public Hearing scheduled May 16, 1988 7:00 P.M.
Wesly Hall Public Hearing scheduled May 23, 1988 7:00 P.M.
Kevin Owen Public Hearing scheduled May 9, 1988 7:00 P.M.

John Roberts moved to adjourn at 12:03 A.M. Roland Denby seconded. All in favor.

Respectively submitted,

Lawrence Jacobsen
Secretary/Treasurer

Douglas C. Fagle
John Roberts

