

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

APRIL 28, 1988

MEETING CALLED TO ORDER 7:40 P.M.

I ROLLCALL: Roland Denby, Anna Jackson, Larry Jacobsen, Michael Hammond, and Douglas Foglio.

Anna Jackson was empowered to vote.

II MINUTES:

III COMMUNICATIONS:

1. Waterboro Conservation Comm.
2. CIP Workshop
3. Letter Re: Deer Watch
4. Maine Historic Preservation Comm.
5. Letter Re: Lot 2033 Lake Arrowhead Comm.
6. Letter Re: Car Wash
7. Letter from Karen Re: Proposed Village Zoning Ammendments
8. Lettter Re: Deering Ridge Estates
9. BCI Geonetics Re: Evaluation of Mr. Beck Subdiv.
10. MAP Annual Awards
11. Maine Townsman
12. S.M.R.P.C. Workshop Notice
13. Legislation passed
14. Office Comm.
15. York County Soil & Water Conservation District  
Re: Straw Mill Meadow Subdivision
16. Letter Re: Ridge Subdivision
17. Meeting Tuesday 5/2/88
18. Letter from Mike Fréchette

IV REPORT OF OFFICERS:

V TOWN PLANNER: Comprehensive plan - Several Towns have mailed copies of their comprehensive plans that can be used as guidelines. Further discussion to be left until later in the meeting. New books are in. Various topics addressed: cluster, sand pit ordinance, landscaping among others.

Anna Jackson asked if the one Thursday night meeting per month could be changed to Wednesday on a permanent basis? Board to consider this at another time.

Discussion concerning grandfathered lots of record that all setbacks can be met. Could the Board allow the CEO to handle this without this coming before the Board? No decision made at this time.

Mr. Foglio asked who is going to compensate land owners from property taken (restricted) from owners by the wetland mapping? Andrew Timmis has evaluation information coming in. There is a certain criteria that has to be met. The firm doing the mapping is considered one of the best. The wetland mapping is necessary for protection of natural resources. There will be different classifications throughout the Town. Aquifers would be evaluated different than other areas. All wetlands of 1977 classification were placed in Conservation Zone. Mr. Foglio felt that this was a back door approach to growth control. Mr. Timmis explained that this was not the intent of Wetland Mapping. It is designed to protect natural resources etc.

## VI APPOINTMENTS:

8:00 P.M.

8:30 P.M.

9:00 P.M.

8:00 P.M. ROBERT REINKEN

STRAW MILL SUBDIVISION

Technical Checklist not complete. Hydrogeologist report not back. Hydrology person doing the report has not completed the project. Board possibly to consider that this project was submitted prior to the ruling of water study. Mr. Sweets work has been accepted before by the Board and possibly the Board could accept this one project. The Boards reason for hiring a firm to analyze water studies was that they did not feel that they were competent in this particular field to review reports. There were items that were not always being addressed that the Board felt were necessary. The majority of the water studies were to insure better water quality. Mr. Timmis had been in contact with the firm and the person handling this project felt that portions of the report done by Mr. Sweet were based on assumptions. The firm is not that familiar with the Town so this project was taking a little longer due to certain research being necessary. Mr. Reinken is scheduled on next meeting agenda. Water study not expected to allow necessary time to be ready for next meeting. Things to be addressed could be location of wells in reference to the septic systems. Mr. Sweet seemed to have assumed through calculating versus actual checking. The study could change the size of the lots or the number. Should approval be based on the first occupancy permit for the road to be done and all excavation and landscaping or should this be required to be complete upon receiving occupancy permit for the final lot? Mr. Reinken could start the road without final approval. This would be at the developers own risk. Problems seen from the developers point of view concerning the water study is that you hire a good person like Mr. Sweet, paying more, and then getting bogged down by the water study.

Administrative Checklist: Financial - Bond

Technical - Street light for the end of the road. Name, Address and signature. Playground - Town of Waterboro is sufficient. Certificate - Ray Voyer okay. Deed supplied by Mr. Reinken 4/28/88.

Road - engineer to review? Would the road need to be recorded at the registry? Not believed necessary. Road should be built to street ordinance requirements if Mr. Reinken's intent was to have this a Town approved Road. Mr. Reinken intends to construct the school bus shelter. Comments concerning the grade of the road, ditches for the water to run into. Mr. Reinken should obtain a Street Ordinance if this was to be a Town accepted road it would be to his benefit. Road would need to crown to allow water to run off. 3/8 inch pitch. Water table high for dry wells to handle water run off. Mr. Reinken proposes cellar floor elevation three ft. below surface of existing ground level. Approximately 40 inches of fill necessary.

Transportation coordinator had placed the location of the bus shelter. Inclement weather bus shelter would be used believed to be facing the right direction with the usual direction of the winds. Road standards require .5 Waiver for grade (slope). Board agreed that once water study is back that this could be signed Final under Old Business. Do the changes to the road need to be made on the Plan or could they be made in the field? Plan to be changed. Could look at first 40 ft. to be kept fairly level so that vehicles leaving development were on fairly level ground to prevent any excess spinning. Consultant to be notified by Mr. Timmis that he could contact Mr. Sweet directly. A possible solution would be to have Mr. Sweet and the consultant meet in the office. Paving to be done by Tilcon Paving. Theriault to do the construction of the road.

8:30 P.M. RIDGE SUBDIVISION

Stone wall across Buxton Rd. makes the right of way more clear. Changes noted at last meeting have been changed. Checklist for Preliminary. County Commissioners office for the layout of the Buxton road. Road review committee suggested that off Lot 3 the road grade should not be greater than 3 percent. Road commissioner to set the culvert size. Would he be opposed to paving approximately 30 ft. from Buxton Road in. This is usually required. This insures that the drive is not repositioned by a new owner. Soil record on file. Will need a copy of restrictive deed covenants. No intention of clearing the rear of the lots. If land is sold short of deed restrictions property owner would be able to clear land. Entrance permits needed check with the Road Commissioner. Could be State or Town. This is a State Aid Road. Drilled wells intended. The Board would like a letter of intent that water will be drawn from drilled wells not shallow ground water wells. Include rear fifty feet of the lot deed covenant that the rear fifty feet of the lot cutting would be kept at

minimum never to deforest the rear fifty feet of the lot. A copy of this letter to be forwarded to Mr. Yohman. A cover letter to go with the letter from the Board stating that the Board took under advisement the concerns of Mr. Yohman and requested the developer to restrict the rear fifty feet of the lots and that deep wells be drilled. Developer has agreed to this requests. Developer concerned this is the last scheduled meeting he has since this was a small three lot subdivision. The Board decided subject to receiving missing information for Preliminary this could be handled under Old Business.

9:00 P.M. ERVINE RICHARDSON MAP 9 LOT 4 ZONE AR

Proposed 3 lot subdivision. Lot 3 does not meet requirements would need to request variance. Less than required 150 ft. frontage. Section 2.06 referred to. Possibly intended to keep the woods road. Raises serious legal question where is frontage. Does frontage need to be contiguous? Board does not classify this as shoe string lots. Need legal interpretation. Board of Appeals could not act. Water issue needs to be addressed. Access or frontage? Board to get legal opinion. Results to be forwarded to S.M.R.P.T. from attorney.

Letter from Wilderness acres. Planning Board has jurisdiction. This would be placed in turn with other Conditional Uses. As soon as a Special Meeting was scheduled encompassing this Conditional Use notification to be sent. Letter of Oct. 1, 1986 referred to.

#11. Roland Denby moved to extend William Welch's Conditional Use for three months. Larry Jacobsen seconded the motion. Vote unanimous in favor.

Roland noted the camera needs film. Roland to pick film up a the Waterboro Superette.

Mr. Elwyn Owen to be notified of missing information requested at previous meeting. Information to be brought in to the CEO prior to the Public Hearing. Mr. Owen's Public Hearing to be reviewed under Old Business at the May 11, 1988 meeting.

Comprehensive Plan: Planning Board to be the major committee. The Planning Board would be working directly with the Comprehensive Plan once accepted by the Town. Committees would be formed for different aspects. Board needs to come up with a questionnaire. Planning Board to be major base for all incoming information. Board try to get public input from the community. If the Comprehensive Plan is put out to bid before input the firm will take State information to write the Comprehensive Plan.

An Advertisement to be Published in the Budget Saver: Notice Full Page Ad. To contain the following information: Looking for people to go in search of information for the Comprehensive Plan. Comments (input). Meetings will be scheduled at various hours to accommodate all interested persons. Time available. Name, Address, Telephone Number.

Notify selectmen that the Planning Board is devising a plan to take the job of Comprehensive Plan. The Planning Board is soliciting people through a full page advertisement in the Budget Saver Press and are also making available to interested persons morning, afternoon and evening meetings for persons who may work different shifts. The Planning Board is very interested in receiving written comments from each member of the Board of Selectmen and other Boards as to specific topics to be aired in a questionnaire.

Should a meeting be set up information on overview of committee jobs; what and how the committees should address the information. Board decided to have Jim Upham of Dubois King and Dan Fleichman of S.M.R.P.C. come for a Public Information meeting to be taped for viewing on Channel 3 for interested people who are unavailable to attend the meeting.

Three Conditional Use Appointments to be scheduled at the end of the May 16, 1988 Public Hearing.

Anna Jackson moved to close meeting due to the lateness of the hour meeting to reconvene on Monday, 5/2/88 at 7:30 P.M. Michael Hammond seconded the motion. Unanimous in favor. Meeting closed at 12:35 P.M.

Meeting Reconvened at 7:38 P.M. Monday May 2, 1988

Present were John Roberts, Anna Jackson, Michael Hammond, Roland Denby and Larry Jacobsen. Douglas Foglio came in at 9:30 P.M.

John Roberts and Anna Jackson were empowered to vote.

#### IV OLD BUSINESS: (CONT'D)

Davis on site proved interesting. The Deed measurements show lot line to be in the center of the church addition. Concerning garage all set backs can be met with the placement of garage as proposed. Mr. Davis stated proposed drive could be used for Beauty Shop parking. The lower portion of the house to be used for the Beauty Shop and the Tanning Salon. Mr. Frechette to use upstairs as an apartment. The lot measures approximately 40,000 square ft.

John Roberts moved to deny until Conditional Use conditions of May 29, 1987 were met. No further construction or modification until conditions are met. Roland Denby seconded the motion. Unanimous in favor. The definition of requirements recorded in the minutes had been previously mailed.

#2. Drown on site: Site is wet in several spots. Intends to use pond as run off for wet areas. Some sign of moose and deer crossing. Will need waiver of road engineering due to location being steep.

#3. Mount Holly: Red School House Rd. - Still a question on road - abandonment or discontinued. Land of 50 ft. easement for any future development of road (Red School House Rd.). Exiting proposed subdivision would be difficult with buses. Easement to rear lot #17, appears to be landlocked. Mount Holly to request change of appointment had spoken to Andrew Timmis. Due to the lateness of the on site being complete Mr. Grimes would not be ready. His next scheduled meeting is November. Could he switch with someone booked for the second meeting in May at the same stage. Sharon to contact Mr. Rice and Mr. Belanger to see if they would change their appointment. If so Mr. Grimes could come in at the second meeting.

#9. Bassland II: On site scheduled for May 10th at 9:30 A.M. Board to meet at the Town Offices. Notify Mr. Speed.

#12. Deer Watch - Bill Speed if ready will do this on May 4, 1988 with Fall Lot Estates.

VII NEW BUSINESS:

Extension Forms: Anna Jackson moved to approve extension forms as written. John Roberts seconded the motion. Unanimous in favor.

Notice of Decision Forms: Anna Jackson moved to approve Subdivision Approval Forms SA #1 as printed. John Roberts seconded the motion. Unanimous in favor.

Anna Jackson moved to approve Subdivision Denial Forms SD #1 as printed. John Roberts seconded the motion. Unanimous in favor.

John Roberts moved to accept Receipt of Subdivision Application (SR-1) Notification of Incomplete Subdivision Application (SR-2) and Notification of Complete Subdivision Application (SR-3). Anna Jackson seconded the motion. Unanimous in favor.

Roland Denby moved to accept Subdivision Application and Record of Events Forms as printed. Anna Jackson seconded the motion. Unanimous in favor.

Comprehensive Plan: Board members to digest the information given to them by Andrew Timmis. Go over the existing Comprehensive Plan.

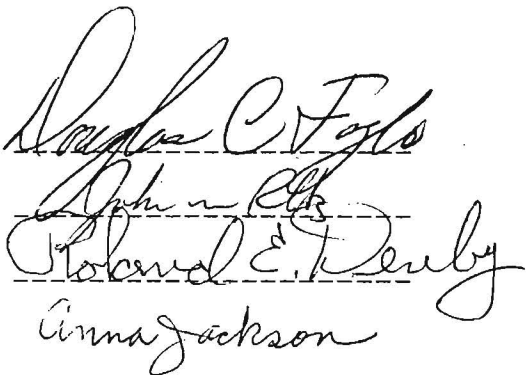
After the May 23, 1988 Public Hearing, Conditional Use applications to be heard at a Special Meeting following the Public Hearing. Number of applications to be scheduled to be determined at the May 11, 1988 meeting.

Election of Officers to be held after the determination of number of voting members has been decided.

John Roberts moved to adjourn meeting at 10:35 P.M. Anna Jackson seconded the motion. Unanimous in favor.

Respectfully submitted,

Lawrence Jacobsen  
Secretary/Treasurer

  
Douglas C. Foy  
John Roberts  
Roland E. Denby  
Anna Jackson