

PACE LANDING SUBDIVISION

MAY 16, 1988

PUBLIC HEARING

Meeting called to order at 7:12 P. M. Approximately eight people in attendance. Present from the Planning Board were Anna Jackson, Larry Jacobsen, Roland Denby and Douglas Foglio.

Developer presented the project represented by Tom Greer consulting engineer from Pinkham & Greer. Developer Robert Beck. Information requested by the Planning Board at previous meeting supplied and placed on file. Accident reports from the Dept. of Transportation in the general area to be developed. Number of homes or lots one per 80,000 square ft. Sketch based on Tax Map tracing. Presented the 12 lot layout. Looking for Public input to meet local needs and developers. Under the cluster concept the developer is required to set aside property. Entrance into development from camp road off West Road. Ratio, 60% lots, 40% open space and buffers.

Hydrogeotechnical water study to be done as per zoning. Topography to be presented. DEP to review. Abutters will be notified upon DEP review. If layout needs to be changed it could be adjusted easier at SKETCH plan stage. DOT information taken from Westwinds drive to area of proposed development. Critical factor of less than one (1). Numbers well below capacity of the road. Entrance to be 350 ft. from the intersection. Is this project any where near the sharp turn on West Rd.? The entrance would be in the middle of straight stretch. Intending to pave the road. Common space to be set aside possibly Parks & Rec. to look at. Not to be built upon. Each lot approximately one acre to build on and one acre of common ownership of open property.

Septic systems to be worked out with the next phase. State Plumbing Code requires at least 100 ft. from water source. Planning on individual septic system. If necessary a common septic system and common water system could be investigated. Drilled wells. Mr. Lawler stated that this was not country anymore.

No test wells at this time. Boundary survey still being done. Soils testing to start on the 21st of May. To be complete sometime in June.

Public Hearings are held for the purpose of Public input to projects. Guide the Planning Board by their input.

Homes to be marketed to first time home buyer. Two to three bedroom homes proposed. How can a one acre lot support a house of this size? There should be no problem with this in some areas in Town people have less land with homes on them. This area is zoned for two acres. There would be one acre with the home and the second acre would be a portion of the open common land. The developer wishes to have a close protected area, small community effect with this subdivision. Zoning stated expected village area to be Ross Corner area.

What protection would neighbors have. Currently natural vegetation. A possible green belt could be included in the final plan with stipulation that the green belt not ever be cut. Upon completion of Hydrogeologic study actual number of lots could be better determined.

The Waterboro Tax Map shows 25 acres and the deed reads 30 acres that is why the developer shows two plans. The Board has commented that the 12 lot plan is favored keeping more open land. Intersection has been discussed. Deed states usage of road from Mr. Cameron is acceptable. Deed placed on file. The developer know has an interest in the road. In several towns the developer would be at Preliminary state before a Public Hearing is scheduled. The Board has found that the first step is the easiest to make adjustments. If they find no objections and the studies come back along with input from hearing the Board is able to decide what is best for the town.

Private road and camp road, the traffic flow in and out will need to be addressed. Any further questions? John Lawler asked if the Board could point out Mary Wish's property. He believed that a surveyor had placed stakes in this area. Mr. Beck's engineer stated that the surveyor places stakes for control points. Mr. Lawler owns property across the road as well. Styles of homes to be used? Raised ranch, full cape, gambrel. Price range expected to be \$100,000. Summer of 1989 possible start date.

Mr. Lawler felt that he has got to have a survey done to protect his rights. Approximately eleven land owners abut property to be developed. Boundary survey expected to be complete by sometime next week. Abutters will receive notice from the state when being reviewed by DEP.

Gentleman asked if the Board was aware of any deed restrictions in the development at the rear of Mr. Beck's property. He had been told that there was a clause restricting mobile homes. How enforceable was this restriction. Board can require deed restrictions but cannot enforce them. This would be a civil matter. Lot in question is #18.

Required registered survey will be provided by a certified surveyor. State seal tells the Board they have to accept report. Mr. Lawler could have survey done if discrepancy he could then present information.

Meeting adjourned at 7:50 P.M.