

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JUNE 8, 1988

Meeting called to order at 7:50 P.M.

- I ROLLCALL: Roland Denby, Anna Jackson, John Roberts, Michael Hammond and Douglas Foglio. Chairman Douglas Foglio chaired the meeting.
- II MINUTES: John Roberts moved to accept April 13, 1988 minutes as printed. Anna Jackson seconded the motion. Three in favor. One abstention. Roland Denby stated that he had made no such statement as was noted in the April 13, 1988 minutes concerning the Four Seasons Campground as was stated by Mr. Blackburn. Note change on minutes 4-13-88. Anna Jackson moved to accept April 28, 1988 minutes as printed. Roland Denby seconded the motion. Unanimous in favor. Roland Denby moved to accept May 11, 1988 minutes as printed. Douglas Foglio seconded the motion. Unanimous in favor. John Roberts moved to accept May 26, 1988 minutes as printed. Roland Denby seconded the motion. Unanimous in favor.

III COMMUNICATIONS AND BILLS:

1. Letters from Town Atty. Re: Lots Split by Zoning, Deering Ridge Estates, Regulation Bed and Breakfast Facility, Wilderness Acres, Town of York V. Cragin, Deer Watch Subdivision.
2. Letter from Jensen Baird Gardner & Henry Re: Town of York v. Cragin.
3. Letter from Whitman & Howard
4. Letter from Lake Arrowhead Community, Inc.
5. Letter from Cartographic Associates, Inc.
6. Letter of transmittal SMRT Richardson Subdivision
7. Quotation from Jamar Sales Co., Inc. Re: Traffic Recorder
8. Report from Dept. of Transportation
9. MAP
10. Letter from the Selectmen
11. SRCC
12. Patch
13. Groundwater Protection Science and Technology: A Focus on the Northeast
14. Interoffice Communication
15. May Issue Maine Townsman
16. May issue Enterprise
17. Public Hearing Notice ZBA 6-28-88
18. Growth Management Conference 6-28-88

Mr. Moulton suggested establishing a fund that would be available for future development of the New Road. The expense of an internal would chew up the lot size and would still not address the problem of the condition of the New Road. Traffic count from DOT with the peak count factored in. There have been no reported accidents on this road.

The Board would like an internal road. This could potentially be the main road from S. Waterboro to Ross Corner one day. Mr. Toye seems insistent on keeping out of DEP's hands. If DEP reviewed this project they would probably require New Road to be at least eighteen feet wide with a two to three ft. shoulder. Approximate cost of internal road figured at 93,000. This would make the marketable lot value somewhere around \$23,000. Mr. Toye would like to hold the cost down to keep cost of lot and house in the mid \$90,000 range. Low cost housing for the state believed to be about \$56,000. for the state of Maine. This area believed to be somewhat higher. The road frontage of 1856 ft. for this lot. Mr. Toye requesting five accesses. Four shown on plan one to be positioned by the Board. Would Mr. Toye through Mr. Moulton consider \$3200. per lot to upgrade the New Rd. and use a minimum setback of 300 ft. from the road for all buildings on the lots.

The Board concerned with future growth on this road. Their job is to plan as well. They do not wish to create another heavily traveled road like the Old Alfred Road. An internal road would handle internal traffic. Mention of a pathway across all lots for walk path.

Mr. Moulton again stressed that he was willing to work with the Board and would like to keep the area wooded. Would it be possible to work with the town to establish a fund for the New Road? A general consensus among attorneys that the board has the right to impose impact fees. Reconstruction would be 3/4 to 1 mile approximate cost \$210,000 to upgrade the road this distance.

This area has great potential of future development. Mr. Howard Hall has already presented his plan to the board. His property abuts Mr. Toye's. There are six abutters to this section of the road if the board divided the \$210,000. approximate cost of upgrading of New Road and equally divided the cost between six abutters this would leave Mr. Toye's portion somewhere around \$35,000. to be earmarked for the New road. Two other problems:

1. If no internal road is put in this may be setting a precedent for future development in this area.
  2. There should be some means of connecting adjacent subdivisions.
- Mr. Moulton noted that the other side of the New Road is a mapped aquifer and he did not feel that this would have a great density for building. The last year that the New Road was upgraded believed to be 1959. Mr. Moulton asked if the Board would be willing to work with them with an Impact Fee v. an internal road.

**VII OLD BUSINESS:**

**MICHAEL LIBBY**

Has all information as per request of the Board. Wishes to build a house on lot at Ossipee Lake. Old cottage to be removed from site. New building to be 2 ft. wider and 2 ft. longer than existing and to be 2 stories tall. New cottage to be exact distance from the water as the existing cottage, to be no closer to the water. Septic HHE 200 presented. Minutes dated 2/10/88 error on the dimensions of the existing cottage should read 24 x 34. New construction to be 26 x 36. Michael Hammond moved to approve conditional use under Section 2.08, 4.01, 4.02, 4.03 and 7.01. Surveyor to position new structure with front exact distance or no closer to the lake. Plot plan of existing to be done by a registered surveyor and to the satisfaction of the Code Enforcement Officer prior to issuance of Building Permits. Anna Jackson seconded the motion. Unanimous in favor (4).

**WADE JUNKINS**

Presented plot plan and plans for his building. Leach field not in parking area they are in a green area at the front of the building. Mr. Junkins does not intend to open up the area more than necessary. Village Zone. Actual work area 4,560 sq. ft. A five acre parcel. Referred to minutes of March 9, 1988. Parking area not to be paved immediately. Hot top as can be afforded. Would eighteen months be reasonable amount of time. Mr. Junkins felt that was reasonable. Dust control measures would need to be used. John Roberts moved to approve conditional use under Section 3.04.03 item #10. with the following conditions:

1. Pavement to be laid down within eighteen (18) months from June 8, 1988.
2. Dust control by calcium chloride.

Unanimous in favor (4).

**8:30 P.M. DEER WATCH SUBDIVISION**

Two preliminary plans presented. Same number of lots different configuration. The board had requested 5 to 1 depth ratio therefore the second configuration. The shaded areas on the plan are to be donated to the Town for future widening of the road if necessary. Internal road requested. Letter from the town attorney concerning this request placed on file. Mr. Dick Moulton making the presentation for Mr. Thomas Toye would like to work with the Board to resolve differences so the project could continue. Letter of April 23, 1988 referred to. Mr. Toye wished to maintain large lots and keep the cost to a home buyer in a reasonable ball park to allow affordable housing.

Planner as a means of passage to the pond. The report referred to Common areas these are never to be divided to be owned in common by an association formed by the property owner's in the development. DEP presentation for approval believed to be ready some time the first of July. A Public Hearing still needs to be held for this project. This project may require a Public Hearing from DEP concerning stream alteration however these would probably be held at different times since one is held by the town and one by the state. After the Board has had a chance to study the plans presented a workshop to be scheduled. Tom Greer possibly could attend the workshop to clarify any questions concerning the engineering portion of the proposal.

NOTE: Sheet C2 of the plans the Roadway should be 22 ft. What will be done to protect the pond from silt. This would be handled by the association under maintenance for the subdivision. Public Hearing scheduled for July 18, 1988 at 7:30 P.M. Drown Agency requested estimate of water study. Andrew to get information from both firms used by the Planning Board. Rough timetable for the project: Public Hearing - Hydrology reviewed (30 days) - workshop - review of Public Hearing and review of information presented. Acceptance of Preliminary not advisable until hydrology review is back to substantiate the number of lots proposed. DEP and the Town to review separately but simultaneously with feedback to Drown Agency.

Abutters to be notified within 7 days under Section 6.1.8 also note notification of Public Hearing set for July 18, 1988.

REQUEST FOR WAIVERS:

Page 4 of application. Centralized mail deliveries currently there is 1/2 delivery and 1/2 P.O.Box.

6.2.1 #24.

6.2.1. #10.

Road Ordinance variance on 200 ft. tangents. Error in placement of test pit. This will be corrected on Final Plan. 100 ft. of straight road. Ordinance requires 200 ft. reverse curve, road off ridge convenient for the Building Site with 100 ft. curve able to extend the site distance, 200 ft. would reduce site distance. P1 slope less than 3% in 100 ft. ordinance requires 50 ft. % to be indicated for the Public Hearing 1250.

Address waivers at Public Hearing Board to handle at workshop.

Second appointment Deer Watch allowed review of two items under Old Business to allow people waiting to be able to leave since presentation could be lengthy.

On Site Inspection of Bassland Acres driveway placement of Lot #7 is positioned in the wrong place. Doug Foglio will try to take a look to see what could possible be done. The placement of the drive as per subdivision plans would be difficult.

**IV REPORT OF OFFICERS AND COMMITTEES:**

**V REPORT OF TOWN PLANNER:**

**VI APPOINTMENTS:**

8:00 P.M. Drown Agency Preliminary Plan  
8:30 P.M. Deer Watch  
9:00 P.M. Cancelled

**8:00 P.M. DROWN AGENCY WOODLAND HEIGHTS**

Hydrology study presented. Notice of subdivision changes given to representatives for review concerning new additions to the subdivision regulations noted in 6/6/88 workshop meeting minutes. The Board uses two companies for review of water studies, BCI and Whitman Howard. Board noted that changes were necessary due to the cost. Hearing June 9, 1988 believed that the Town Meeting was scheduled for June 14, 1988.

Cost for study not actually known. Estimate of \$55. and \$65. per hour from the two companies used. Board could try to get an estimate from both companies if requested by the developer.

Drown Agency questioned if the people doing the water study are licensed why should they hire people to check their work. The criteria is based on theory. It is not a precise science. The Data given is examined and used to determine the best information. Mr. Chadbourne questioned the legality of the retroactive clause. The Town attorney had been consulted and the changes would be retroactive for subdivisions in process.

Preliminary Plans brought to the Town Planner. One complete copy of the application 82 sheets inclusive in package. Study done by Mr. Gillespie. 38 lots on 97 acre parcel. Basin design same as presented on Sketch Plan. Fire pond not completed by engineer only one on checklist not completed. Detention basin to double as fire pond. It was asked what the gallonage of water at the lowest level? Noted in the report on page B 567. Water to leave site but will not surge. Pond will detain the surge. Separate dike, to be separate from the road. Inclusion of the pond was not necessary but desirable for the effect. Trailer across the road from the project would be in the area of the run off from the project and the Board should be aware of this as a potential problem. All roads noted on the plans are known as or so called. Could find no definite information on the exact names of the roads. The pedestrian easements were suggested by the Town

An internal road defeats the purpose of keeping the cost down for economic housing. Board pointed out other possible layouts for this lot. A cul-de-sac could be used and still maintain the same number of lots. Other configurations suggested. Mr. Moulton stated this still does not address the problem of the New Road. General discussion concerning alternate solution. Four commonly shared drives with a minimum setback of 300 ft. from the front lot line. Impact fee of \$35,000 earmarked for the New Road. Mr. Moulton to present suggestions to Mr. Toye and see what he felt of them. Public Hearing has not yet been held concerning this subdivision. After generalized meeting the Board to contact Mr. Toye with further information.

## VII OLD BUSINESS:

Kevin Owen: Meeting scheduled for Wednesday, June 22, 1988 at 7:30 P.M.

Mr. Leveille: This requires a Conditional Use. John Roberts moved to approve Conditional Use request of Mr. Leveille under Section 3.06.03 #14. with the following conditions:

1. That he be a minimum of 75 ft. from the edge of the State Right-of-way.
2. No parking on Route 202. Conditional Use can be revoked at any time that this becomes a nuisance or any conditions are not adhered to or traffic and parking becomes a problem.
3. The trailer must be removed from the property for a period of 24 hours once each week.
4. This Conditional Use permit will terminate on September 30, 1988.
5. Trash not to be disposed of in the Town of Waterboro trash compactor.

Michael Hammond seconded the motion. Unanimous in favor (4).

Mount Holly: Notify Mr. Grimes of the scheduled meeting of June 22, 1988. Sherburne Woods subdivision workshop to follow Mr. Owen's scheduled appointment.

Douglas Foglio moved that from now on Old Business issues shall be required to file a request fifteen (15) days prior to a meeting to be brought back on the agenda. Roland Denby seconded the motion. Unanimous (4)

Meeting adjourned at 12:55 A.M.

Respectfully submitted,

Lawrence Jacobsen  
Secretary/Treasurer

*John M. Alb*  
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*Michael Hammond*  
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*Roland E. Denby*  
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*Anna Jackson*  
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