

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

SPECIAL WORKSHOP

WATERBORO PLANNING BOARD JUNE 22, 1988

WORKSHOP CALLED TO ORDER AT 8:40 P.M.

ROLLCALL: Present were Anna Jackson, Roland Denby, Dwayne Woodsome and John Roberts Vice Chairman who chaired the workshop.

PRESENT WERE KEVIN GRIMES FROM MOUNT HOLLY MAP 9 LOT 14D ZONE F&A

Concerns on road design to keep with the street ordinance realistically deal with this. Hydrostudy not complete. May 11, 1988 minutes is was stated that the Board would schedule a workshop for different designs for the road, (930 ft.). A waiver was granted at Sketch Plan Approval. The variance for the length of the cul-de-sac was granted April 7, 1988. Site distance requested at the May 11, 1988 meeting of 210 minimum for design to show cuts are reduced. To eliminate cuts. All other road design standards are being met. "p" shape will service the same number of lots. Better traffic flow if the road continued in the future is would still work well. Green area to be left in the center of the cul-de-sac. Quantity of fill down to 5-8 ft.

Drives #3 and #4 were 20-25 ft. cuts. Grades not figured. Physical cut aesthetically necessary. Road the responsibility of Mount Holly. Plowing an open cul-de-sac more of a problem than a lollipop or "P" shape. The "P" shape still has a 75 ft. radius. Will be dedicating this to the town. The road to be built to town specifications.

[>J] Enterprises from Massachusetts previous owner's before Andrews.

Board to discuss at their June 23, 1988 meeting a Public Hearing. Hydro study to go out to consultants for an estimate. Mr. Grimes was informed of the new changes to be voted on at a June 28, 1988 Special Town Meeting. Study to go out to both of the firms that the Planning Board uses for an estimate. The choice then left to the developer. Acceptance of Preliminary usually after a Public Hearing.

Concern for prior to Public Hearing acceptance. York County Soils and Sebago Technics to review before hearing is scheduled.

Changes needing to be made Mr. Holly would like to be informed of any so that they can make changes to be ready for the Public Hearing.

Reviewed by the Town Planner to see if application is incomplete or complete. Notification as soon as possible. One drive intended to position road to be built before selling lots.

Greenbelt: area to be left natural to act as buffer. Stipulation in deed with no clearing. Board would be under the opinion to restrain cutting to 10 ft. utility easement and a 20, 30, or 40 ft. driveway easement. NOTE will state overhead powerlines.

Mr. Grimes would like to see some cutting allowed. One reason for greenbelt is to limit access. Status of road not higher traveled. Lots #1, 6, and 7 the only lots that access Ross Corner Road, that they be allow access for maintenance of lot, woodcutting etc. Dwayne Woodsome noted that in this area the majority of the trees are either scrub pine or scrub oak. Plan taken under advisement.

Meeting closed at 9:25 P.M.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer





