

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting

Waterboro Planning Board

September 14, 1988

Meeting called to order at 8:10 P.M.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, John Roberts and Chairman Douglas Foglio. Mr. Foglio chaired the meeting.

Present from Sewall were Dave Edson and R.J. Leverne. A general review of the advantages of Land Use Mapping to the Planning Board with future planning was given. Areas questioned by the members of the board were the accuracy of the lines, possibility of using an overlay technique for wetlands, mosaic for the entire town.

A fifteen minute discussion regarding the Water District Legislation was held.

II **MINUTES OF PREVIOUS MEETINGS:** August 25, 1988

III **COMMUNICATIONS AND BILLS:**

1. Letter from York County Soil and Water Conservation
2. PATCH Info
3. Memo from Selectmen's Office Re: Budget Requests
4. Letter from Sebago Technics Inc Re: Stu Gannett's Gravel Pit
5. Notice of Intent - Saco River Corridor Comm
6. Letter from Richard Hall
7. July/August Issue of Maine Enterprise
8. Interoffice Communication
9. Davis
10. BCI Geonetics, Inc.
11. Wellhead Moratorium
12. School of Law University of Maine
13. Letter from Mount Holly, Inc.
14. Letter from Roger Batchelder Re: Sumner Campbell Project
15. Bill from IEP, Inc.
16. MMA Seminar
17. Cooperative Extension Service Info
18. Summer Issue of Maine Business Indicators USM
19. SAD #57 Re: Lionel Belanger Project
20. Sept/Oct Issue Shoreland Zoning News

IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report: Balance \$978.27

V REPORT OF TOWN PLANNER:

Two week amendment - Forty Acre Exemption - Wellhead Protection Ordinance

VI APPOINTMENTS:

8:00 P.M. LIONEL BELANGER/DEER ACRES
8:30 P.M. RESCHEDULED
9:00 P.M. HOWARD HALL

8:00 P.M. LIONEL BELANGER - DEER ACRES

Peter Edmonds and Paul Gadbois present with Mr. Lionel Belanger. Preliminary Plan - Information on file reviewed. Information presented to the Town Planner prior to this meeting were a letter from the postal service regarding mail delivery, estimate from contractor for the road into development, irrevocable letter of credit from bank. Noted by chairman that their should be a minimum amount left.

Chairman used \$5,000. as an example dollar amount. Developer is responsible for the road 180 days after acceptance of road by vote at Town Meeting. Three sample deeds presented dealing with drainage easement, recreational area, utility easement. Page 2 covenants apply only to lots 2 through 7. Mr. Belanger commented that Lot 1 would be for his use and he would need a place to store equipment during construction of development. Garage would be taller than normal garage. Should state on plan that Lot 1 & 7 have no ingress, egress off Route 5.

Letter from BCI Geonetics, Inc. reviewed. Mr. Belanger had not received a copy. In the future a copy of results to be sent to developer. Data missing in water study. Septic systems might need to be designed to solve a potential problem. State standards are minimal. Bedrock wells were questioned by BCI. Property is over an aquifer. Would dug well find aquifer? Radon a concern with drilled wells. Data missing to be supplied could change determination of study. If all information was in order for Preliminary Plan submission Mr. Belanger would have no problem asking for Final Plan Approval to be handled under Old Business. Since further information is necessary that request was not made. Items needed:

1. Note on plan no ingress, egress from Lot #1 and #7 onto Route 5.
2. Data supplied to Peter Garrett regarding water study.

Width of Route 5 supplied by DOT.

Comments concerning drilled wells and no way to purify naturally. Discussion concerning handling of Preliminary Plan with Water study report of BCI. Water table known to be high. Pollution a concern that should be addressed. Roland Denby moved to accept this as a complete package subject to further clarification of water study and no ingress, egress allowed from Route 5 from Lots #1 & #7 these lots to enter/exit from Belanger Drive before Preliminary Plan could be accepted. Planting should be noted on pages 1 or 2 of Final Plan. John Roberts seconded the motion. Vote was unanimous (3). Mr. Belanger to consider on conveyance of lot 1 to a new owner that the same deed restriction as lots 2 through 7.

OLD BUSINESS:

Donna Morrill: Selectmen gave her temporary residence until the Planning Board could review the Conditional Use Violation. Trailer was to be made permanent or moved by September 1, 1988. Donna Morrill presented the Board with scheduled plans for a cement slab. Roland Denby moved to extend the Conditional Use for a period of 45 days to November 1, 1988. Anna Jackson seconded the motion. Vote was unanimous (3).

9:00 P.M. Howard Hall Westridge Commons

Jack Gagnon of Oak Point Associates representing Mr. Hall. Revision to Sketch Plan approved the first of the year. There has been two lots added at the front of the parcel and the cluster is set further back from West Road. A single drive for lot #1 only all others to access from internal road. Two leach fields proposed for cluster with two pumping stations. Single lots will have single septic designs. Cluster will have 30 units. Location of drives for single lots entering onto internal road will need to be designated on the plan at a later point. A designated common area for each unit should be noted on plans.

Hydro study being done by Dick Sweet. Water table going from front to back of lot.

Anna Jackson moved to accept new sketch plan dated 9/14/88 Design JLG. Roland Denby seconded the motion. Vote unanimous in favor (3) Note that abutter Straughn needs to be changed to Thomas Toye III.

Deer Watch Subdivision

Final Plan as per requested changes. Note 16 through are additional as requested. Could Final Approval be granted and plans held until all areas if any of the water review are back? Mr. Timmis, town planner commented that with nine lots the review should be complete before acceptance.

Anna Jackson moved to accept Final Plan as is of Deer Watch subject to a positive review from BCI Geonetics, Inc. to be signed upon receipt of positive review. John Roberts seconded the motion. Vote unanimous in favor (3).

Chairman to notify Road Review Committee regarding construction on New Road.

Mr. Edward Levielle: John Roberts moved to extend Mr. Levielle's Conditional Use Permit to October 31, 1988. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

John Roberts moved to recess due to lateness of hour meeting to re-convene on Monday September 19, 1988 at 7:30 P.M. Anna Jackson seconded the motion. Vote was unanimous in favor.

Meeting Adjourned at 11:45 P.M.

September 14, 1988 Meeting Waterboro Planning Board Re-convened
September 22, 1988 at 7:30 P.M.

Present were John Roberts, Anna Jackson, Roland Denby and Chairman Douglas Foglio. Mr. Foglio chaired the meeting. Michael Hammond arrived at 8:30 P.M.

Anna Jackson moved to go into Executive Session. Roland Denby seconded the motion. Vote was Unanimous (3) in favor. Time out 7:40 P.M.

John Roberts moved to exit Executive Session. Anna Jackson seconded the motion. Vote was Unanimous (3) in favor. Time in 8:10 P.M.

Communications:

9. Davis: John Roberts moved that until land dispute is settled the Planning Board will take no further action on any application dealing with property located on Waterboro Tax Map #25, Lot #9. Roland Denby seconded the motion. Vote was unanimous in favor (3). cc: CEO, Town Attorney.

Minutes: John Roberts moved to accept minutes of August 25, 1988 meeting. Roland Denby seconded the motion. Vote unanimous in favor (3)

Communications:

4. Letter regarding Gravel Pit located on Stu Gannett's property: Prior to Zoning grandfathered status of property extended to entire parcel. cc: Town Attorney, File.

6. Letter from Richard Hall: Town Planner reviewed file. Original request to place cottage 55 ft. from high water mark from Lake Ossipee was granted by the Board. Since receiving an estimate from engineering firm realizes the cost is too great and wishes to change the distance of 55 ft. to 50 ft. from high water mark. This would still leave distance from the lake at 10 to 12 ft. further than old cottage. Dimensions of original cottage interior 26 x 26 external 29 x 27. Asking permission to construct 24 x 30 with 8 inch eaves on sides and an 8 ft. open deck towards lake with a 2 ft. eave on gable end of cottage over deck. Cottage to remain seasonal use as per request of Dept. of Human Services letter dated June 14, 1988. Cottage to be 1 1/2 story no immediate plan for basement area to be finished for living space. Would Mr. Hall consider new plans to conform to near or same square footage? Mr. Hall would do this.

John Roberts moved that is Mr. Hall can stay within square footage of original building and move cottage back as far as possible but at least 50 ft. from high water mark and centered on the 40 ft. dimension of the lot and to have a new septic design installed not using old cess pool and according to conditions of letter from Brent McCarthy of Dept. of Human Services dated 6/14/88. Anna Jackson seconded the motion. Vote unanimous in favor (3)

13. Mount Holly: Public Hearing scheduled for October 12, 1988 at 7:00 P.M.

Old Business:

5. Middleview Estates: Driveway to be in place prior to sale of lot this to be a condition of approval. Road Review letter to be submitted ASAP from Chairman.

1. Orchard Hills: Water study waiver - Preliminary investigation from Hydrogeologist be supplied by developer before waiver can be addressed by the Board. Forward a letter to Developer.

John Roberts moved to adjourn. Anna Jackson seconded the motion. Time 8:45 P.M. Vote unanimous in favor (3)

Respectfully submitted,

Lawrence E. Jacobsen
Lawrence Jacobsen
Secretary/Treasurer

Anna Jackson

Roland E. Henly
