TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

SPECIAL WORKSHOP WATERBORO PLANNING BOARD

September 29, 1988

MEETING CALLED TO ORDER AT 7:50 P.M.

Present were Anna Jackson, Roland Denby, Larry Jacobsen and chairman Douglas Foglio.

Review of the Drown Agency project Woodland Heights. Updated erosion control plan reviewed. Retention pond and water sheds noted. Retention pond shows more shallow than previously described. This might make a difference in being able to be used as a fire pond.

Mary Bagley postmaster of Waterboro Post Office requests a common pick up. Letter believed to be in the mail.

Should the planning board hire an engineering consultant for review of this project? Concerns regarding drainage for retention pond (bar guard intake). Nothing clearly shows the depth of pond.

Plans seem to be missing a lot. Drainage plan very difficult to read. No one map has all the information needed.

Due to wetness and steepness of the land catch basins should be used. Notify Drown Agency that a complete drainage plan showing proper drainage with a contained and enclosed drainage system for surface water drainage with catch basins and field inlets, all drainage easements to be shown. Pipe system to be sized for an adequate 25 - 50 year storm. It is also necessary to have this subdivision drained with underdrain. Detention pond with flow control structure to guarantee water volume leaving the property is at no greater rate in the future than it has been in the past. Under the advice of our consulting geologist you should consider central water system possibly consider municipal water supply.

Wetlands Mapping:

Difficult until wetlands mapping complete to know amount of property/acres that this would be dealing with in order to come up with disallowed usage. Roland Denby felt the members of the board should be more involved.

Forty Acre Amendment:

Forty acre exemption if not in shoreland zone lots of forty acres are not included in subdivision process. This could be included in subdivision regulations by a vote of the board at a regular meeting. This might create a hurdle. Frontage requirements would be able to be enforced. Negative and positive effects need to be addressed.

Something needing clarification does a subdivision after a five year period of time lose its subdivision status?

Conditional Uses backlogged: Quickly reviewed.

Meeting closed at 11:00 P.M.

Respectfully submitted,

Lawrence E. Jacob

Lawrence Jacobsen
Secretary/Treasurer

Anna Jackson

Roland E. Denly

____

____