

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

OCTOBER 27, 1988

MEETING CALLED TO ORDER AT 8:23 P.M. BY ACTING CHAIRMAN LAWRENCE JACOBSEN.

I ROLLCALL: Anna Jackson, Roland Denby, Dwayne Woodsome and Lawrence Jacobsen, acting chairman, and Michael Hammond arrived late.

II COMMUNICATIONS AND BILLS:

1. Letter from Pinkham & Greer Re: Pace Landing
2. Letter from SMRPC
3. University of Maine Re: PATCH
4. Letter from American Bank
5. Letter from Kasprzak Landbank Inc. Re: Ossipee Woods II
6. BCI Geonetics Inc. Re: Sherburne Woods
7. Notice of Decision ZBA
8. Notice of Public Hearing ZBA
9. Letter from Structure & Design Inc. Re: Middle Rd. Property
10. Maine Municipal Association
11. Maine Association of Planners
12. Letter from Bryce W. Ingraham Re: Pace Landing
13. On Site Committee Report
14. Internal Correspondence
15. Making the Most of Computers
16. Report of York County 2000 Housing Comm
17. Convention Issue UPDATE

IV REPORT OF OFFICERS AND COMMITTEES:

V REPORT OF TOWN PLANNER:

VI APPOINTMENTS:

8:00 P.M. OSSIPEE WOODS II  
8:30 P.M. IRVINE RICHARDSON  
9:00 P.M. RESCHEDULED

8:00 P.M. OSSIPEE WOODS II KASPRZAK LANDBANK

Groundwater study not complete. Ground work done paper work still in the works. Not planning on ledge however in the area abutting Mr. Davis the study shows ledge this may have an impact on the lot configuration. If there are changes it will go to John Sevey. Letter requesting three (3) waivers as follows:

received  
10/25/88  
H

October 25, 1988

Waterboro Planning Board  
P.O. Box 130  
Waterboro, Maine 04087

ATTENTION: Mr. Andrew Timmis, Town Planner

RE: Ossipee Woods II

Dear Members of the Board:

Enclosed please find five (5) sets of revised plans for Ossipee Woods II. The plans now show a total of 54 lots and incorporate the Boards previous suggestions as well as review comments made by Andy Timmis and the York County Soil and Water Conservation District.

We are submitting these plans in advance of the October 27 Public Hearing and will attend that meeting prepared to discuss the project in more detail. We are requesting that the Board address the following waiver requests at this time:

1. Laurel Pines Drive cul-de-sac length-to be linked by emergency access road to Open Space access road .
2. Soil test pits on each individual lot to be submitted after mineral excavation within each phase.
3. Road plan and profile scale to be resubmitted at 1" = 5' vertical and 1" = 50' horizontal with final plan submission.

Please contact me with any questions or if any additional information is needed prior to the Planning Board Meeting.

Sincerely,



Stephen Bailey, Project Manager  
KASPRZAK LANDBANK, INC.

SGB/ps0  
Enc.

Until lot layout is set there will be no waiver request for frontage on the cul-de-sac.

Soils info on acquired profile of water and ledge, no clay, no hardpan, no iron. No areas found that would not accept septic systems. All info to be submitted from the testing to DEP. Andrew Timmis, town planner felt no need for final scale at this point. Roland Denby moved to grant waiver request as stated in the 10-25-88 letter from Steve Kasprzak under Article II in subdivision regulations. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

**8:30 P.M. SUBDIVISION OF IRVINE RICHARDSON**

Review by Town Planner. No response from letters mailed by certified mail to abutters. Dick Currier representative requesting Preliminary Plan acceptance and to return for Final approval under Old Business. Lot #3 would have easement on Lot #2 for septic waste disposal.

Private road to remain so. Note 5 upon completion. Deed as well as note on plan. Restriction as well as road in common description. Well location will be designated. Mr. Richardson will be putting drive in. Larry Jacobsen stated that if there were a handicapped child the bus would have to go down the drive. The reason for the 50 ft. right-of-way was to alleviate any bickering amongst neighbors. Transportation and Fire Dept. review?

Restriction to limit cutting on the slope below setback line on lot next to the water. Developer to place sign at the end of the drive. Discussion regarding bus passage over the road, width of the road into lot #3. Note on plan not to be a Town Road.

Greenbelt 75 ft. along new road. Setback on Lot #1 except for sewerage.

Checklist complete with the following exceptions: Soil Characteristics, Suitability, Proposed Restrictive Covenants. Soil interpretations submitted to cover Soil characteristics. Note on plan and in deed: no drive from lot #1 to New Road.

Dwayne Woodsome moved that we approve Preliminary Plan as presented with the above recommendations on Final Plan subject to hydro study review. Michael Hammond seconded the motion. Vote was (4) in favor (1) opposed. Motion passed.

VII OLD BUSINESS:

MOUNT HOLLY, INC. SHERBURNE WOODS

Public Hearing two weeks ago and had asked for Preliminary acceptance and was told that Public Hearing would be reviewed.

Dry hydrant - Mike Emmons did not see feasible placement of dry hydrant. Was told that Mr. Emmons could write the board or endorse letter of Mount Holly submitted and placed on file.

Driveways for lots 3, 4 and 5 should be in place (installed) to the edge of the right of way. Mount Holly not a housing developer. Do not typically place driveways. Feeling of Mount Holly is that driveways except lot #1 are pretty obvious for placement of drives. Do not envision any problem with drives placement. Note on plan Private until dedicated to the Town. Preliminary except for finalized Hydro study; erosion control, soil and water conservation plan. Gillespie will make addendums. Fault found on lots #2 and #6 septic lines. Test pit lined up for monday, design for systems will change.

Michael Hammond moved to approve Preliminary Plan as presented subject to Hydro study and erosion control plan. Anna Jackson seconded the motion. Vote was (4) in favor (1) abstention. Motion passed.

Item cropped up. Letter from DEP recent rule changing April 26, 1988 changing regulation of review. Mount Holly advised by attorney request DEP placed in file packet of communication. Reason for DEP portion falls within 250 ft. shoreland zone. Prior to this ruling this was not so. Requesting that the Board find as Mount Holly that a substantive review was complete or complete application by 4/21/88. Town differ in stages of completion therefore, the allowance by DEP for the town to clarify.

Draft letter to DEP stating that complete application dated 1/13/88.  
CC Mount Holly

November 9, 1988 Final Plan submission. Five days presubmission to Andrew Timmis, Town Planner.

TOWN PLANNERS REPORT

Site Plan Review Workshop in Augusta Monday, November 14, 1988 at the Civic Center. Notify Sharon if you plan to attend so this can be sent in.

Land Use Mapping: Sewall sending contract if the board wants this to be done. Useful for Comprehensive Plan for location and types of growth. \$7,400. Comprehensive Fund. Budget for Planning Board requested more for replacement. How should this be handled? State funding available \$15,000. to \$18,000. possible. Tool for doing Comprehensive Plan. Model of town at present time. If you cannot prove to State info funding might be difficult. (Tabled)

Wetlands mapping is in. Meeting in the future approach to ordinance. Planning Board should probably attend. Heath and critical areas under overall ordinance other small areas under subdivision regulations. Possibly tree growth exemption for tax assessment.

Light table under Budget.

Dear Acres requesting placement on Agenda November 9, 1988. Notify this is okay.

Industrial Park: Being researched by Superior Management of Mass. Planning Board will be notified of progress.

Drown Agency: Engineering firm look at plans. Sebago Technics could review. Vote to authorize this needed. Dwayne moved that Drown Agency Plan of Woodland Heights be sent to Sebago Technics for a minimum cost for review and recommendations of roads and drainage. Michael Hammond seconded the motion. Vote was unanimous in favor (5).

York County Affordable Housing. Report with recommendation. Have to approach affordable housing.

Mr. Dube called. Mr. Noel's neighbor. He did not like the idea and felt that Mr. Noel should pay for seeding of drive area. Attorney noted upon question from town planner if conflict of interest of a member of the board being in the subdivision. Objective view - interest in project. Board and member to determine if an objective opinion was given. Board member felt that input was objective. Board felt opinion given was objective and not opinionated.

Michael Hammond moved to accept 9/22/88 minutes as printed. Anna Jackson seconded the motion. Vote was (3) in favor.

Anna Jackson moved to accept 9/24/88 minutes as printed. Roland Denby seconded the motion. Vote was (3) in favor.

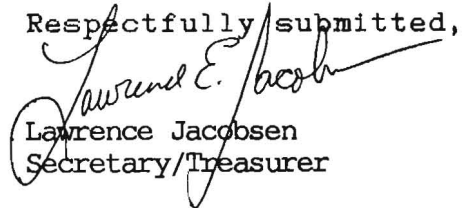
Lawrence Jacobson moved to accept 9/20/88 minutes as printed. Anna Jackson seconded the motion. Vote was (3) in favor.

Roland Denby moved to approve 10/12/88 minutes as printed. Lawrence Jacobsen seconded the motion. Vote was (3) in favor.

Final signatures on Evergreen Apartments - Sumner Campbell's Project.

MEETING ADJOURNED AT 10:48 P.M.

Respectfully submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer

