

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING      WATERBORO PLANNING BOARD      NOVEMBER 9, 1988

MEETING CALLED TO ORDER AT 8:00 P.M. BY VICE CHAIRMAN JOHN ROBERTS

I      **ROLLCALL:** Anna Jackson, Lawrence Jacobsen, Roland Denby,  
and Vice Chairman, John Roberts., and Michael Hammond.

II      **MINUTES OF PREVIOUS MEETINGS:**

III      **COMMUNICATIONS AND BILLS:**

1. Bill from Fisher-James for Filing Cabinet
2. Contract from Sewall Land Use Mapping
3. Letter from Maine Coast Heritage Trust
4. Affordable Housing Booklet
5. Notice of Intent to File from SRCC
6. Letter from Design Properties, Inc.
7. Letter from Structure & Design, Inc.
8. Seminar Info on Wastewater/Water supply
9. Meeting Notice from SMRPC
10. Letter Re: Conservation Easement Pace Landing
11. PATCH
12. November Issue UPDATE
13. Letter from Saco River Architects
14. York County Soil Re: Richardson & Sherburne Woods
15. BCI Re: Deer Watch
16. Notice of Public Hearing ZBA
17. Community Dynamics
18. IEP Contract for consulting services
19. Erosion and Sediment Control Procedures

III      **REPORT OF OFFICERS & COMMITTEES:**

IV      **REPORT OF TOWN PLANNER:**

Board should set up workshop to discuss:

- 1) Comprehensive Plan (plan of action)
- 2) Any proposed zoning changes for Town Meeting deadline for articles is January 1, 1989
- 3) Review the rest of the conditional uses to clear the boards docket
- 4) To review Drown Agency's subdivision Woodland Heights

This meeting the board should address:

- 1) Sewalls Land Use Mapping proposal and contract
- 2) IEP's Contract to review water studies
- 3) Look at Wetlands Maps

**V APPOINTMENTS:**

8:00 P.M. RESCHEDULED  
8:30 P.M. WES LEIGHTON NO SHOW  
9:00 P.M. MOUNT HOLLY

**9:00 P.M. MOUNT HOLLY PROJECT SHERBURNE WOODS**

Review from Town Planner as follows:

7 lot subdivision located off Ross Corner Road near Lake Sherburne. The developer will be bringing 300 feet of the Ross Corner Road up to Town standards as well as building 900 ft. of new road to be dedicated to the Town.

I could not complete the review of this project because the plans were not into me before I left.

Two problems still need to be answered:

- 1) Review of the water study and acceptance by Peter Garrett
- 2) Soil conservation has a number of problems with the project.  
(refer to letter from Ray Voyer)

These still need to be addressed before the final plan can be approved.

I still feel that the board should reconsider requiring the developer to install the driveways in the subdivision. Between the 9 foot cuts on the upperside and the 3 to 1 slopes on the down slope side I feel that this would be too expensive for the owners to install, as well the construction of those driveways could cause problems "down the road" regarding erosion and sedimentation.

Kevin Grimes for Mount Holly, Inc.: Hydrogeologist & Soils not back and would not be back in time for this appointment. Kevin not asking for final but will show what he has. Looking for endorsements for Preliminary.

Letter to DEP did not go out. Needs to be drafted and be sent. Town Planner had spoken with clerk and suggested waiting until this meeting for drafting of the letter.

Hydro report going back to Peter Garrett with added information. Also York County Soils would be receiving added info.

One copy of plan left for Town Planner to review. Will submit 6 new copies at Final Submission.

Kevin reviewed changes for leach fields as suggested by P. Garrett as well as well locations. Plans are corrected and reflect requested missing data.

York County Soils: Reviewed suggested info. Engineer would be contacting Ray Voyer directly to clarify the question regarding the swail.

Copy of draft for dedication for strip for alignment (3 rod road fifty ft. right-of-way) to be sent to Karen Lovell for review. Road bonding (2 page agreement) Mount Holly/Waterboro. \$65,000 to the Town of Waterboro to be placed in an interest bearing escrow. Interest to go to Mount Holly. Estimated cost sheet included to show the calculation of the dollar amount. Final approval with possible conditions requested. Final plans not here for viewing. Road profile will change but not on the plan for recording. Points brought out from Andrew's review. All points have been addressed.

Roland moved to approve plans subject to conditions:

That the concerns of the soil conservation comm. be addressed, driveways, water study to completion, and corrected final plan upon favorable review from Karen Lovell on the construction bond and dedication. Anna Jackson seconded the motion. Vote was in favor (3) unanimous.

Kevin asked if well location lines, septic and setbacks were to be on Final Milar? Was informed yes. To be brought back under Old Business upon completion of the above.

## **VI OLD BUSINESS:**

### **LIONEL BELANGER - DEER ACRES**

Town Planners Report as follows:

Seven lot subdivision located on Route 5, across the street from Lee's Dairy Curl. The developer is constructing 575 ft. of road to be turned over to the Town.

The developer is applying for Final approval. His water study has now come back positive and given an okay by Peter Garrett. The developers plan did not get to me before I left, so I could not review it. But at Preliminary Plan everything was there.

The final bill for BCI's review has not yet come in.

Check list reviewed. Missing info noted by Town Planner reviewed. Subdivision not in for Town Planner to review. Responsibility for recreational area noted to be deeded 1/7th ownership. Lawrence Jacobsen abstained from voting due to his property abutting the project. Michael Hammond moved to approve Deer Acres as Final Plan. Anna Jackson seconded the motion. Vote was in favor (3). (1) abstention.

LETTER RE: MIDDLEVIEW:

Next available appointment June 22, 1989 at 8:00 P.M. send notification.

DEER WATCH: Town Planner's report as follows; Deer Watch Subdivision is a nine lot subdivision located on the New Road. He has all ready been accepted for Final Plan with the condition that the water study come back positive. The study came back positive so all that is needed to be done is to sign the plan and pay any fees left to be paid. Doug should discuss with the board the road improvements Thomas Toye has freely donated to the Town.

Clerk reported that if the money was given to the Town it would be placed in an escrow account until acceptance of the townspeople at Town Meeting in March. If Mr. Toye were to contract the work and pay for the upgrading of the road this would be okay. Dick Moulton will be presenting the check but would like construction of the road to start at once.

Board felt that the money situation should be resolved before signing of the Final Plan.

LACOURSE BOARDING HOME: On site to be set up. Donald Knight and remaining Conditional Use also needing on sites. On site to be scheduled upon return of Town Planner 11/15/88.

MADELYN LINCOLN: Town Planner; Board should address:

- 1) can she have an apartment above her proposed garage.
- 2) does she need to have the lots surveyed to place the garage (see attached material)
- 3) what set back does the board want the garage to be from the right-of-way. (she would like it as close to the right-of-way as possible, maybe 35 ft.)
- 4) she will need to go to the Dept. of Human Services to get a septic system for that lot or if she wants to pump her waste water over to that lot.

Board feels in order to locate lot lines a survey will be needed.

SEWALLS: To go to the Selectmen.

IEP: Chairman to review at next meeting.

Meeting to be set for Comprehensive Plan when Chairman and Town Planner are present.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

*Lawrence Jacobsen*  
Lawrence Jacobsen  
Secretary/Treasurer

*Anna Jackson*  
*Richard E. Derby*  
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