

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JANUARY 11, 1989

MEETING CALLED TO ORDER AT 7:25 P.M.

I **ROLLCALL:** Present were Chairman, Douglas Foglio, Anna Jackson, Roland Denby, Lawrence Jacobsen, Vice Chairman, John Roberts and Dwayne Woodsome.

II **MINUTES OF PREVIOUS MEETINGS:** December 22, 1988

III **COMMUNICATIONS AND BILLS:**

1. Memo from Selectmen's Office Re: Zoning Changes
2. Memo from Selectmen's Office Re: Annual Report of Comm
3. Letter from Town Attorney Re: Gravel Pit Setback Requirements
4. Letter from York County Soils Re: Woodland Heights
5. Letter from DEP Re: Waterboro Water System
6. Letter from BCI
7. Letter from David Dunn Re: Orchard Hills Subdivision
8. Maine Assoc of Planners Meeting Notice
9. Notice of Intent to File SRCC
10. Info from Land Use Decisions
11. Maine Business Indicators
12. SMRPC Dec/Issue Newsletter
13. Interoffice Communications

Discussion regarding conflict of interest on projects with board members. Pace Landing: Chairman's company has done work on emergency basis for Mr. Beck. Board members noted that if the chairman felt he could give an objective opinion that he should be able to stay at the meeting.

Should the Board request roads in new subdivision be at a certain stage before issuance of building permits be allowed?

Donald Knight requested of the Board a two week extension. Originally he was to come back with information requested by the Board for this meeting. The Chairman contacted four Board members and all were in agreement to allow an extension.

John Roberts moved to extend Donald Knight's time period for thirty (30) days to submit material for review at the next available meeting under Old Business. Roland Denby seconded the motion. Vote was unanimous in favor (5).

Erosion control measures drafted by the Town Planner: This to be adopted? Board will place in notebook as Guidelines/Standards. To be used for handout information to people doing projects requiring control measures.

Proposed Amendment 12.01: Roland Denby moved to notify Selectmen that the Board wishes to have this change reviewed at Town Meeting. Anna Jackson seconded the motion. Vote unanimous in favor (5).

Copies of SMRPC newsletters to be copied and forwarded to Board members each month.

Brief discussion regarding Comprehensive Plan. Committees to be chaired by Board members or Chairman to be selected by committee? To be discussed further at workshop.

Notes sent to Roland Denby regarding Annual Report should include 40 individual on site inspections were made by various members of the Board during the 1988 year.

Town Planner to check on article voted on at Town Meeting regarding Planning Board fees collected to be used by the Board and not go into general fund. Also possibly from these funds a fee structure could be set up so that the Road Review Committee could be paid by revenue from the developers in place of a consulting engineer being requested by the Board to review roads construction.

**IV REPORT OF OFFICERS:**

**V REPORT OF TOWN PLANNER:**

**VI APPOINTMENTS:**

8:00 P.M. Pace Landing  
8:30 P.M. Cancelled  
9:00 P.M. Rescheduled

**PACE LANDING - ROBERT BECK TAX MAP# 9 LOT # 10 ZONE AR**

Review given by Town Planner:

Fifteen lot clustered subdivision consisting of twenty-nine acres.

Fifteen house lots will be created on one acre lots with the remainder to be placed in a conservation easement.

This project has been reviewed by all agencies and commissions and is complete.

Preliminary approval was given on 10/12/88 by the Board when all reports come back positive.

Mr. Beck is looking for Final approval at this meeting. I feel the Board should wait on signing the plans until after January 17, 1989 to insure the conservation easement is accepted, because if the easement is not accepted the project will then need DEP approval.

Suggestion to Mr. Beck regarding information necessary for the Special Town Meeting. If a colored subdivision plan could be presented it would help townspeople understand the area to be set aside in conservation easement. Should something regarding animal restrictions be inclusive in the deed? Restrictions could be handled in the deed or through the association by-laws. Deed restrictions go with the property. Suggestion given to Mr. Beck.

Letter of credit:

Road from Intersection of Red School House Road to cul-de-sac for acceptance.

Three thousand (\$3000) to be donated by Mr. Beck to be used for intersection upgrading. Actual liability begins at Station 22+00, at the end of Red School House Road, and ends at 20+00 as noted on plan of P. Greer dated September '88. Entire Board in agreement.

Article for Town Meeting to pave Red School House Road and intersection.

Construction schedule needed from Mr. Beck noting what is to be done and at what stages prior to Final approval. Intent list by date road cut and stumped, etc. to be determined by the developer and submitted.

Letter of Credit submitted for construction cost of \$120,000. Letter gives completion date of 11/30/89.

A \$5,000. Bond necessary as per State Statute. Owner responsible for road for six months after Town acceptance. Letter of credit in place of Bond this to go for 6 months from time of roads acceptance. To be reviewed in November 1989. Letter of credit could be updated. Change November 1989 date to October 1990.

John Roberts moved to accept letter of credit as submitted dated January 5, 1989 with review November 1989 for updated letter of credit. Roland Denby seconded the motion. Vote unanimous in favor (5).

Second letter of credit to be for \$5,000. for the Bond for six months from town acceptance of road and \$3,000. drawable for reconstruction of intersection repair under the direction of Waterboro Road Review Committee.

Requesting verbal commitment for Final approval

Roland Denby moved to accept Pace Landing Final Plan subject to the following stipulations:

1. Present a Schedule of construction.
  2. Two letters of credit one for \$5,000. and one for \$3,000.
  3. Acceptance of Conservation easement at the Jan. 17, 1989 Town Mtg.
  4. Deed or association regulations with the suggested change regarding animal restrictions.
  5. Check in the amount of \$4,000. for Conservation Committee.
- for signature at January 26, 1989. John Roberts seconded the motion. Vote was unanimous in favor (5).

All zoning changes need to be to the Selectmen's Office by January 31, 1989.

Finance Committee questioned the Boards request for \$25,000 for this year. Budget should last through the year possibly an article for matching funds amount of \$6,000. Chairman to discuss with Finance Committee.

Town Planner leaving presents a problem to the board. Sum of \$25,000. should be set aside to pay a Town Planner above and beyond the line of planning. After Comprehensive Plan is completed (approximately 2-3 years).

Meeting last week with DEP on water for S. Waterboro. Town requested the State to hold off for a year.

Need to set date for Public Hearing for Zoning Changes. Special Meeting for zoning changes set for January 19, 1989 at 7:30 P.M.

SMRT requesting a meeting with the Planning Board regarding the Waterboro Elementary School proposed addition. Board questioned the need for this?

Mr. Toothaker has hired SMRT to represent him for the request of cottage on grandfathered lots. DEP approval needed if more than 1,000 yards of gravel are to be extracted within shoreland. Sewerage placement: If permission from abutters is necessary Mr. Toothaker should present a in writing permission.

On Site Inspection of Mr. Toothaker's property reviewed. Under State Law lots of less than 20,000 sq. ft. require DHS approval. Board felt that a house of reasonable size could possibly be built on this lot. Total dimension of structure including decks and porches to be no more than 1200 sq. ft. Dwayne Woodsome moved that the lot is too small for the structure presented at the December 22, 1988 Planning Board meeting under Section 2.08, 3.03 and 3.06.02 of Waterboro Zoning Ordinance. Lot is under 20,000 sq. ft. and will need Department of Human Services approval.

Advertisement for persons interested in working on committees for the Comprehensive Plan to be resubmitted in the Budget Saver.

Meeting adjourned at 11:05 P.M.

Respectfully submitted,

*Lawrence Jacobs*  
Lawrence Jacobsen  
Secretary/Treasurer

*David C. Fagle*  
~~*Anna Jacobsen*~~  
~~*Roland E. Deuby*~~  
~~*Owens Woodruff*~~  
*John in ltb*