

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, Oct. 11, 1978

Meeting called to order by acting Chmn, Gardner at 7:35 p.m.; others present were James Hamilton, Russell Keith and Frank Goodwin.--Chmn. Foglio joined the group later. Mr. Keith was empowered to vote. Mrs Ruth Evans of the Standard was present.

MINUTES

Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous that the minutes of Oct. 4th. meeting be approved as written.

COMMUNICATIONS & BILLS

Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to pay a bill from the Journal Tribune for \$7.00 for a legal ad. Attention was called to the fact that the Secretary/Treasurer had been previously authorized to pay whatever bills that were without question and not over \$25.00 without approval. The following expenditures were made or bills paid since the Oct. 4th meeting:

To M.M.A. for subscriptions to the "Townsmen"	\$22.50
To Gannett Pub. Co.; one for \$3.96 and one for \$5.28	
To Waterboro Country Hardware for stationery	\$5.88
To Postmaster for stamps	38.00/

A letter to Atty. McElhinney transmitting a copy of a letter from the Selectmen to the D.E.P. relative to ~~conditions~~ ^{88254/03} regarding the rebuilding of Thyng's Mill dam.

A copy of a letter to Mr. Charles Kellogg of the D.E.P. regarding the same matter by Roland Cole, Atty, for Roger Batchelder.

REPORTS OF COMMITTEES

The Treasurer reported expenditures in September as follows:

To. Prestege Hse. of Flowers	\$15.75
To F. Goodwin, reimbursement for Microphone	5.95

leaving a balance of \$497.38.

Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to accept the Treasurers report.

OLD BUSINESS

Thyng's Mill: An on-site inspection was held on Oct 3rd, with Mr. Goodnow and Mr. Gerber from Land Use Consultants, Inc. Mr. Hamilton reported the essence of the inspection: Attention was drawn to the soil, the proposed extent of the new concrete core, the condition of the existing concrete which is proposed to make up the remainder of the core, the apparent lack of ties to bedrock intended for the new core and present in the existing concrete, the voids under the existing concrete between it and bedrock, the seepage through an earth cofferdam made with on-site soils which is also intended to be used as fill around the concrete core, large cracks in the bedrock and the proposed elevation of the impounded water as it will affect the abutting property and especially the Ross Corner Road which it will inundate. The Ross Corner Road site was also inspected revealing that an estimated 1000 to 2000 feet of the Road would be inundated.

The Lake Sherburne dam was also inspected revealing that there is considerable seepage under the overflow section at the easterly side of the dam.

Land Use consultants will digest the data collected and make a report to the Planning Board which will dwell upon the concerns of their engineer relative to the structural aspects of the dam.

Elementary School: James Earl, Sr. registered a complaint with Chmn. Foglio relative to the discharge of the roof water from the new school into a depression adjacent to the Old Alfred Rd and across from his property. Mr. Foglio promised to meet him at the site on Thursday, Oct. 12th at 7:30 p.m. and requested as many of the Board as could to be there.

Crabtree Acres: Mr. Laurie Mondene, representing Richard and Joyce Crabtree, brought in a Sketch Plan of a proposed subdivision of a 110 acre tract into 5 lots varying in size from 15 to 26 acres each and fronting on Bagley Rd. with frontage of 500 to 1160 feet. There will be an on-site inspection on Oct. 21 at 2:00 p.m. - meet on the site.

Southern Maine Realty Trust: Duane Rose, representing Mr. Perry of the Trust presented a Preliminary Plan which proposes to divide the 460 - acres into 56 lots varying from 4.7 to 23.4 acres--- the majority being from 5-7 acres, and, along with it, an application for subdivision approval and a check for \$129.00, the application fee. (The check was turned over to the Selectmen).

The proposed name, ~~of~~ "Mountain View Estates" is in conflict with an existing subdivision and is to be changed to "Buff Brook Estates".

The heavy dashed contour on the easterly side denotes the approximate normal high water mark of the lake which existed prior to the wash-out of the dam, therefore, the green belt is shown relative to that as was agreed earlier.

Although the Regulations permit the use of stone, concrete or iron pin corner markings the intent is to use stone or concrete to mark the outer perimeter and iron to mark the lot corners with the exception that stone monuments will be used, for instance, on Lots 26 & 41, on Lots 30 and 45 and on 35 & 50. These are to be used because of their durability since they will establish straight lines for use as reference should future surveys be required. If the surveyor finds other locations more feasible he is at liberty to use them.

When the Final Plan is submitted the applicant desires to get approval of the entire plan but to be permitted to develop the tract in phases completing each phase before starting another. This means that the detailed survey and pin placements on individual lots will be done on a phase basis but that the outside perimeter will be surveyed and marked as a part of the ~~final~~ phase.

First

The Board will discuss the conditions of this approval at an early meeting.

The Board was instructed to direct all correspondence to the Trusts Attorney, Mr. McElhinney, Box 66, Sanford.

Mills Acres; Wade Junkins: A letter to be sent to Mr. Junkins at L.C. Andrews Co. informing him that his subdivision is in a "Village" zone and complies with the Zoning Ordinance.

Brookside: The Selectmen were informed of the fact that the Planning Board had received no response to a letter to Mr. Paul Nolette, dated Sept.14, asking him to appear and explain the reported challenge by Mr. Harriman of Brookside's property rights. The Selectmen will inform him by mail that no further building permits will be issued until he meets with the Board.

NEW BUSINESS

Write a letter to the Town Counsel requesting an opinion as to what improvements, outside of an applicants subdivision, the Town can legally require him to make or provide for and what conditions must prevail for the Town to do so.

There will be a Special Meeting on Oct.25, at 7:30 p.m.

Meeting adjourned at 10:30

Respectfully submitted:

Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by:

Shelby M. Salen
Russell L. Smith
J. A. Anderson