

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES *oct.*
SPECIAL MEETING, ~~NOVEMBER~~ 25, 1978

Opened by acting Chmn. Gardner; others present were Raymond Kellett, James Hamilton, Russell Keith and Frank Goodwin. The Chmn. empowered Mr. Keith to vote.

MINUTES

Mr. Keith moved, Mr. Kellett seconded and the vote was unanimous that the Minutes of the October 11th meeting be approved as written.

COMMUNICATIONS AND BILLS

A bill from the Guy Gannett Pub. Co. for a legal notice in the amount of \$5.94.

A letter from Mr. Robt. Fay, Selectman, relative to clarification of the responsibility of determining size of culverts in driveways.

OLD BUSINESS

Buff Brook Estates: The Preliminary Plan was reviewed revealing the following deficiencies:

1. Abutters not shown, (6.2.1-4).
2. Zoning not indicated, (6.2.1-5).
3. Approval of dry hydrants by Fire Chief not documented.
4. Soil tests for each lot, (6.2.1-10).
5. No documented statement relative to what the applicant intends to do in the way of improving Thing's Mill Rd.
6. Lots 33, 34, 35 and 46 less than the required 5 acres.
7. Culvert sizes not specified, (6.2.1-6); see Road Commissioner.
8. Recreation area on Mountain View Rd. does not comply with 8.1.2.
- 9a. The turn-around on Mtn. View Circle should be 150 ft. in diameter, (9.3.1.6).
- b. Mtn. View Circle exceeds the allowable 600 ft. for cul-de-sacs, (9.3.1.6).
10. Foot path should extend between lots 40, 41 and 26.
11. No documentation of approval of soil erosion and sediment control by an acceptable authority, (6.2.1-25).
12. No general location map, (6.2.1-25).

In addition, the name of the streets must be checked with the official Town list; the intentions regarding the road between lot 55 and the Sherbourne Dam Rd. must be clarified; it is to be noted that the recreation area on Thyng's Mill Rd. would not be large enough on which to build a recreation building, should one be desirable in the future; the method of mail delivery should be settled upon; and Shapleigh's attitude regarding the building and maintenance of access roads should be documented.

The above is to be transmitted to the applicant through his attorney.
No decisions were made on the conditions which are to be imposed upon the proposed phase-development plan.

Crabtree Acres: The Sketch Plan and the on-site inspection were satisfactory. The applicant is to be so notified.

Thyng's Mill Dam: It was decided to hold a public hearing on this matter at the Town House at 7:30 p.m. on Nov. 2, 1978.

NEW BUSINESS

It was decided to discuss Selectman Fay's letter regarding culverts with him in the immediate future.

Meeting adjourned at 10:55 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

APPROVALS:

Russell R. Keith

Raymond O. Kellest

William M. Fisher

J. H. Anderson
