

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meeting - Dec. 19, 1978

Members present were Messrs. Kellett, Keith, Robert Goodwin and Frank Goodwin. Mr. Kellett acted as Chairman and empowered both Messrs. Keith and Robert Goodwin to vote.

OLD BUSINESS:

Crabtree Acres - The Preliminary Plan was reviewed and the following comments made:

1. The Plan should be on a 24" X 36" sheet. (see 6.2.1)
2. The scale of 1" = 200 ft. is acceptable.
3. The requirement of a True North Arrow is waived in favor of a Magnetic North Arrow properly designated.
4. The name and address of the record owner and of the soil scientist should be on the Plan. (6.2.1-2)
5. The boundary line between the Clapper lot and "unclaimed" lot should, if possible, be indicated and the lot so titled. (6.2.1-4)
6. The zoning district boundary which runs through the tract should be shown. (6.2.1-5)
7. The average width of the road should be shown. (6.2.1-7)
8. Since the lower right-hand corner of lot 5 comprises considerable land, the contours should be shown on it. (6.2.1-9)
9. The location of the test pits should be shown on both the Preliminary and Final Plan. (6.2.1-10) The soil report does not show the recommended disposal for each lot.
10. A copy of the deed is needed and a reference should be made on the Plan to the Town Tax Map and lot numbers.
11. The natural routes for the flow of surface water should be clearly shown and should not be altered by any present or future landowner without Planning Board approval.
12. A green-belt strip should be shown, the inner boundary of which shall be 50 feet back from the approximate centerline of the existing road. See 8.8.2 for this and other requirements.

13. A soil erosion and sediment control plan should be discussed with either the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission and an endorsement submitted. (6.2.1-21)
14. The Planning Board requests a plan of the subdivision with the contours superimposed thereon.
15. All cemeteries should be so titled and, if any do not abut the Town road, access to it shall be reserved as a right-of-way to the Town. No such cemetery shall be included as a part of any lot and all shall be conveyed to the Town.

It is expected that any part of a Town road which abuts the subdivision and does not meet minimum Town Road Standards shall be made to comply with the standards. Culvert sizes will be determined by the Road Commissioner.

An Ordinance Pertaining to Culverts - In light of the fact that road drainage will be covered in the new Road Design and Construction Specifications, Selectmen Fay will discuss the necessity of an ordinance with the Town Counsel.

NEW BUSINESS:

Ricard - The question was raised as to whether or not the building on Mr. Ricard's property complies with the Subdivision Regulations. The Secretary will look into the matter.

Everett Phillips - A power permit was granted Mr. Phillips for his property on Saw Mill Road.

Subdivision Regulation - Roads - Mr. Keith moved, Mr. Robert Goodwin seconded and the vote was unanimous that whosoever develops a subdivision which abuts a Town road not meeting minimum Waterboro Town Standards shall be required to reconstruct, at his expense, such road to comply with said standards.

Planning Board Appropriation for 1978 - The Selectmen will provide information relative to monies which have provided by the Selectmen for activities of the Planning Board during 1978 in order that the Planning Board can arrive at a reasonable estimate for the 1979 appropriation.

Special Meeting - A special meeting will be held on Jan. 3rd. to (1) consider the new road specifications and (2) to determine the 1979 appropriation.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,



Frank R. Goodwin
Secretary

Approved by:

Raymond K. Kelly
