

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. October 10, 1984

I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody, Chairman.

II The minutes of the September 27, 1984 meeting were unanimously approved.

III Appointments:

8:00 p.m. Bill Chipman—YCHDC

8:45 p.m. Bruce Folsom

IV Communications

1. Letter from Selectmen regarding Hazardous Waste Ordinance. Kathleen Moody read the letter to the Board. Roland Denby suggested that the Planning Board send out the letter drafted by the Planning Board. Mike Hammond seconded. Unanimously approved. The Board decided to do this because it is impossible for one member if contacted to make a judgment as it is a Board decision. The Board will send a memo to the Selectmen.

2. Copy of letter from the Selectmen to Stu Gannett—Southern Maine Finishing Corporation. Sometime in November the Board will be touring Southern Maine Finishing. The Board acknowledges receipt of this.

3. Folder from American Planning Association. The Board acknowledges receipt of this.

4. Booklet from the Planners Bookstore. The Board acknowledges receipt of this.

5. Copy of a memo from the Planning Board to the Selectmen regarding the Hazardous Waste Ordinance application being sent to every business in Town. This was read to the Board by Kathy Moody. The Selectmen would like an application be sent to every business.

6. Letter from Thomas Coward of Roger Elliott's office regarding the review of the Zoning Ordinance. The Board discussed the cost of this review. Kathy Moody will call and obtain an estimate of this review.

V New Business:

1. Bill Chipman—YCHDC & Steve Blatt, architect: Mr. Chipman told the Board that YCHDC has an option on the property across the street from the Town Hall. They are proposing four (4) buildings with four (4) units in each building. There will be three (3) one (1) bedroom units and one (1) efficiency unit. (An efficiency unit means the living room and bedroom are one (1) room.) Mr. Blatt told the Board that each building has an access from the back for cars and a porch in front. Charlot Lake asked if there were supposed to be two (2) parking spaces for each unit. Mr. Blatt said one and one-half. Mr. Blatt also told the Board that the soils test had been taken and that it was excellent for sewer. The Board asked what kind of heat would be in the buildings. Mr. Chipman said that it would be hot water baseboard heat. Charlot Lake mentioned

that there were not washer and dryer facilities in each building. Mr. Blatt said that there were two (2) washers and dryers in the community building. Ms. Lake said that that would be her objection, and that you would not expect elderly people to go outside to do their laundry. Mr. Chipman said that they used to put laundry facilities in each unit, but because of a change in the administration it was said to be an amenity, and they had to take it out. Mr. Chipman said that they had no control over it. Frank Griggs asked if this would be based on income. Mr. Chipman said that 30% of their income is for paying the rent. These would be rented to people 65 and older, and handicapped people 18 and over. Mr. Chipman said that the maximum income that could be made by people would be between \$13,500. and \$14,000. Mr. Blatt told the Board that there would be a maintenance man there everyday. Mr. Chipman informed the Board that a separate corporation will be used for this corporate development. He explained that they cannot take money from this project to spend on any other project. Kathy Moody asked if low income single parents would qualify. Mr. Chipman said that HUD says they must meet the definition of "elderly". There is an agreement that states that this will remain elderly housing for 40 years. Ms. Lake asked if there would be thermostats in each apartment. Mr. Blatt said that there would be one (1) thermostat in each apartment. Mr. Blatt also explained that one (1) unit would be equipped for the handicapped. Mr. Chipman said that the apartment for the handicapped is hard to rent. Mr. Blatt told the Board that a handicapped apartment has a bigger bathroom with special grip bars. The other apartments will also have grip bars in the bathrooms. Kathy Moody asked about the sewerage. Mr. Chipman explained that there will be a central field and tank. There are eight (8) dug and tested pits down four (4) inches or more. These tests show gravelly sandy soil. Only a small system is required under the State Plumbing Code. Charlot Lake if there would be just one (1) well for the sixteen (16) units. Mr. Chipman answered yes. Mr. Blatt said that this would be on a four (4) inch slab on grade with a perimeter trench 4 1/2' below. There will be an eight (8) inch concrete wall and twelve (12) inches of fresh and compacted gravel. Ms. Lake asked if this was on a cement slab wouldn't the peoples feet be cold. Mr. Blatt explained that 4 1/2' down the ground is always 55 degrees. They will dig a hole with a concrete perimeter. Ms. Lake asked how the floor would stay warm. Mr. Blatt said that it would because the earth is warm. Kathy Moody asked if the floors would be carpeted or tiled. Mr. Blatt said that the kitchen and bathroom would be vinyl. Ms. Lake asked who would operate and manage this. Mr. Chipman said that YCHDC will. Kathy Moody asked how there could be a foreclosure. Mr. Chipman said that 30% of the peoples income would pay the rent, and a program subsidizes the rest. YCHDC pays them back. Charlot Lake asked if HUD could foreclose on the mortgage. Mr. Chipman said that they could but they would be obligated to find another entity to manage this. Mr. Chipman said that YCHDC could sell but only with HUD's approval. Roland Denby asked what the next step would be. Mr. Chipman said that YCHDC would need a letter of approval; this letter of approval and six (6) more sets of drawings would go to HUD for approval. YCHDC will obtain a firm commitment and the project will then go out to bid. Ms. Lake asked if these plans are recorded in the Registry of Deeds. Mr. Chipman said not generally. Mr. Blatt said that they would be in the Town Hall as they will need a building permit. Kathy Moody asked the Board if they were satisfied with this plan as presented and if they were prepared to make a decision. Roland Denby made the motion that the YCHDC plans be approved as submitted under the provisions of Subsection 3.04.03, Conditional Uses and Structures, A-1, and Sections 4.01, 4.02 and 4.03. Mike Hammond seconded. Four (4) approved, one (1) opposed.

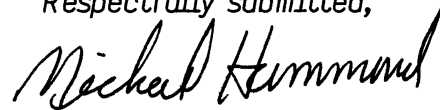
2. Bruce Folsom: Property located on Map 39, Lot 1, Zoned AR. Grandfathered lot. Mr. Folsom would like a permit to build a 30' x 26' garage. Frank Griggs asked if the Board needed a sketch plan. Kathy Moody said that the plan represented a sketch plan but that the Board needed all the dimensions. Mr. Folsom told the Board that he

would be over 100' from the shore, and 100' from the corner of his house to the right-of-way. Roland Denby said that the Board could approve it on the condition that Mr. Folsom meet the setback requirements. Mike Hammond made the motion that the Board approve this as presented under Subsection 3.06.03 and Section 3.03 provided that Mr. Folsom meet the shore, side and rear setback requirements. Charlot Lake seconded. Unanimously approved.

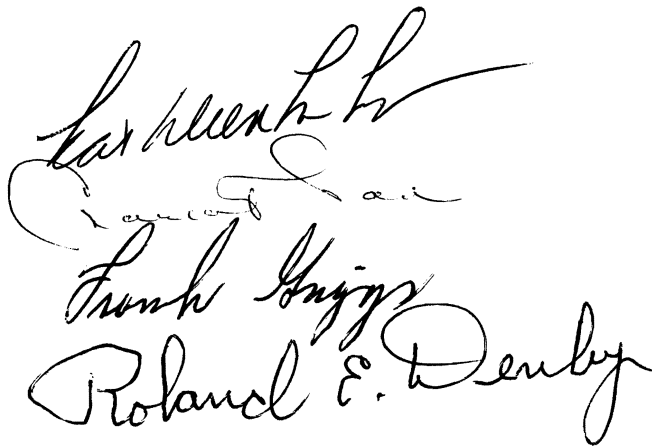
VI Adjournment.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Frank Higgins
Roland E. Denby