

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

Regular Meeting of the Planning Board February 24, 1988

Meeting called to order at 8:37 P.M.

- I **Rollcall:** Anna Jackson, Michael Hammond, Dwayne Woodsome, Douglas Foglio. Anna Jackson was empowered to vote.
- II **Minutes:** Dwayne Woodsome moved to approve the minutes of January 28, 1988. Michael Hammond seconded. Vote Unanimous. Anna Jackson moved to approve the minutes of February 10, 1988. Douglas Foglio seconded. Vote Unanimous.

III **Communication and Bills:**

1. Correspondence from the Planning Board.
2. Saco River Corridor Comm.
3. February Issue of UPDATE
4. Correspondence BH2M Re: Campbell Subdivision
5. BCI Geonetics, Inc. Info on Ground Water Studies
6. BCI Geonetics, Inc. Info on Services Provided by Co.
7. DEP Shoreland Zoning Newsletter
8. Letter from Ed Bradley Re: Water Resources
9. Info from DEP Re: Sunshine Acres Subdiv.
10. Me. Resource Conservation & Development Area

Communication to be reviewed after appointments.

IV **Appointments:**

- 8:00 P.M. Westridge Commons - Cancelled  
8:30 P.M. Custom Built Homes of Maine  
9:00 P.M. Thomas Searles  
9:15 P.M. Sumner Campbell Subdivision - Cancelled

**8:30 P.M. Custom Built Homes of Maine Map 46 Lot 2193 Zone R**

Owens a corner in Lake Arrowhead. Plot plan shown to the Board. Cannot meet setback requirements from both Pine Crest Circle and Greenwood Drive. Unsure as to which road water and power would come in on. A solid greenbelt would be necessary with a possible utility easement. Developer to realize that all measurements are taken from whatever is closest to the lot lines (i.e. deck, steps, roof overhang) not the foundation. Dwayne Woodsome moved to grant conditional use as follows: 1) Front lot line from Greenwood Drive to be 70 ft. from the foundation of the main structure (60 ft. from deck) with all utilities coming in from Greenwood Drive if possible. 2) 35 ft. from Pinecrest Drive to include a 20 ft. greenbelt. 3) 30 ft. from lot line bordering lot #2192. Keeping in mind all measurements are from drip of eave, steps, bulk head, deck etc. Mike Hammond seconded the motion. Vote was Unanimous in favor.

**9:00 P.M. Thomas Searles Map 36 Lot 30 Zone AR**

Mr. Searles had been in before the Board concerning garage last year. Records referred to. Currently Mr. Searles has his business office located in the second floor of his garage. It would be more convenient if bathroom facilities were in the same building. Currently Mr. Searles and his partner use facilities in the house approximately 70 ft. from the garage. He would like to use the same system as the house. Mr. Searles business is of Construction and Real Estate nature. Usage would be minimum. Required size of a lot in this zone is 80,000 sq. ft. Mr. Searles has about 16,000 sq. ft. Two problems: 1) a substandard lot and 2) borders the lake. The septic system is small and designed for seasonal use. Currently it is being used yearly. If Mr. Searles came in now for conversion he would have to upgrade the septic system. Home occupation allows a percentage of space but the intent is not to further tax property. Mr. Searles decided to rescind his request.

Mr. Searles questioned the board on another matter. Mr. Libby whose land abutts Mr. Searles had approached him to sell a piece of his lot to Mr. Libby to be used as parking space. Mr. Searles was advised that he needed all the land he had to support his house. Right of way was questioned however this could be a future problem.

### **III Communications**

5. & 6. Chairman had spoke of getting a consulting firm to do water studies. This firm Andrew Timmis had been in touch with and had forwarded Resume and contract to the Board for further examination. Rates stated in letter were \$65. per hour plus 15% above expenses. Contract was dated March 1, 1988 to June 1988. Chairman to bring this to the Selectmen for review.

9. Sunshine Acres discussion and original subdivision plan referred to. Letter composed to be forwarded to DEP. Someone requesting a separate drive.

TO: Waterboro Planning Board

FROM: DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF LAND QUALITY CONTROL, STATE HOUSE STATION 17, AUGUSTA, MAINE

DATE: 2/1/88

SUBJECT: REQUEST FOR PROJECT REVIEW

This constitutes a request for your agency's review of the project identified below and your submission of comments in accordance with our Memorandum of Agreement on Project Reviews.

Questions concerning this project should be directed to the DEP Project Manager, David Bagley, at 289-2111.

The deadline for agency comments is 3/1.

PROJECT	APPLICANT
NUMBER: <u>L-6298-86-A-M</u>	NAME: <u>Paul Noel</u>
NAME: <u>Sunshine Acres Subdivision Road Modification</u>	CONTACT: <u>247-6974</u>
LOCATION: <u>Waterboro</u>	

After a thorough review of the above project, as presented to us, and consideration of our agency's standards, programs and responsibilities, the following comments are submitted to the Department of Environmental Protection.

Check if requesting copy of draft Findings of Fact and Order.

(Comments must be signed and dated in order to be accepted by this Department.)  
(If additional space is needed, please attach another sheet.)

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



February 25, 1988

David Bagley  
Dept. of Environmental Protection  
Bureau of Land Quality Control  
State House Station 17, Augusta, Me. 04333

Project:  
# L-6298-86-A-M  
Sunshine Acres Subdivision  
Road Modification  
Waterboro

Subject:  
Answers to request for Project Review:

1. (a) The Board finds the driveway to be located as per plan.  
(b) It is not the fault of DEP or the Planning Board that the owner and contractor did not properly lay out the house. We feel that this is a basic part of home construction.
2. A properly placed directional sign with name attached would relieve this confusion.
3. There is a 25 ft. green belt which he may cut brush up to two inches in diameter to thin for visibility as per Waterboro Subdivision. There have been other homes burglarized within the last year right out in the open.
4. Bus stop set by S.A.D. #57 is located at the common drive not in front of the house. Changing the driveway would not correct this problem.
5. Mr. Mathews maintains his own drive to Lot #6 and as far as Lot #7 and Lot #8 its a civil matter that should have been decided when property was purchased.
6. We are unable to verify all signatures due to lack of clarity.
7. The entrance is supposed to be 29.7 ft. of gravel surface. That is more width than Route 5 which supports, by Me. DOT records, over 1500 cars per day. The road in front of his property is less than 18 ft. in width.

8. In the original plan the subdivider, refusing to take the Planning Boards advice to build an internal road for the subdivision, submitted the common drive concept as a more practical solution and was able to give the Town of Waterboro residents more affordable housing, is supported by notes on the plan and deed covenants.
9. The Town of Waterboro is documented as one of the fastest growing communities in York County. Who is to say that there would not be future subdivision in this area.

Sincerely,

*Lawrence Jacobsen*

Lawrence Jacobsen SA  
Secretary/Treasurer

PB/sa

## Old Business

5. Hammond Enterprises: Chairman had checked with attorney and the Board had two ways that this could be handled:

1. They could request nothing from Hammond Enterprises.
2. They could request site plan review.

This does not appear to be a subdivision. Currently nothing has been decided by the State Judicial system concerning this type of case. A milar to be brought in under site plan review. A list of items to be waived. Subdivision requirements could be waived except milar and impose Zoning requirements.

6. Parker Subdivision Name Change. Attorney had been contacted by Mr. Timmis and Mr. Parker will have to bring in copies of subdivision with name change and milar to be signed at a cost of \$25. per lot. Mr. Parker has been notified.

7. Birchcrest: A copy of the Public Hearing Minutes to be sent to Evelyn Adams, 70 Johnson Road, Gorham, Maine 04038. The only remaining requirements are: Bring in new copies of subdivision map and milar for signing at a cost of \$25. per lot.

8. List of possible violation on conditional uses issued by Planning Board to be compiled at a later time.

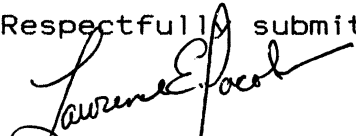
9. Thomas Toye III: A letter to go out with requested changes by the Board after further review. Deer Watch Subdivision that you have not lots of greater than five to one frontage ratio. Fall Lot Estates that you position a fifty foot right of way with two lots on either side. You would have the option then of having a dead end road or use a cul-de-sac.

It was asked of the Board if a perennial flower business in Brookside Development with no buildings to be built would need Planning Board review.

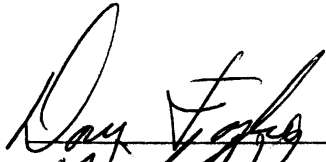
Would Roland Pierce need to come before the Board to create a lot in Village Zone without meeting frontage requirements?

Meeting adjourned at 11:50 P.M.

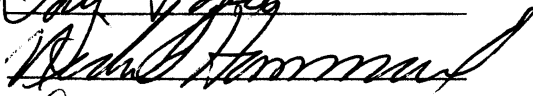
Respectfully submitted,



Lawrence Jacobsen  
Secretary/Treasurer



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Anna Jackson

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Dwayne Woodson

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