

PUBLIC HEARING
ROBERT REINKEN SUBDIVISION
ROUTE 202 S. WATERBORO
MARCH 9, 1988

Stevens, Morton, Rose and Thompson representing Robert Reinken. Hydrology study for sewerage has been done. A copy was placed on file. The water quality leaving the property should be of equal quality or better. A firm to be contracted by the town to review projects for the Planning Board to insure that the data provided by the developer is accurate. State law requires that the septic system be 100 ft. from a well. The study done has requested 114 ft. from the water source. Explained that right of ways were being provided, walk path to play area. Perimeter boundary completed had shown some variation. Each lot to have their own septic and water? At this time yes. Entrance to development would be accessed from Route 202 between white cape and P. Gagne. Land on either side of entrance will be kept as common land each person in the development to own a share. Lady slippers growing in this area would be in danger. There would also be a designated area set aside for school bus stop.

Water source to be artesian wells. These wells should not affect neighboring wells. Price range for units expected to be approximately \$90,000. Photographs shown of example houses constructed by Mr. Reinken in Waterboro area. Mr. Reinken to be the developer. His homes can be recognized by the natural cedar siding. A natural barrier of shrubs, etc., to be used to shield existing landowners homes from the new subdivision. Mr. Reinken intends to keep everything as natural as possible with minimal cutting of existing wooded area. The foot path to be a nature trail effect to help discourage cyclists.

There appears to be enough water to support the development. Water study does not determine quantity but aimed more at quality. The study would have made the hydrologist aware of the water table. There are currently 3 test wells in the area.

Lots 2 & 3 abutt the Medical Center lot line by the trailer. Appears to be a high water yield area. Gravel pit approximately 600 ft. to 700 ft. from property line. Fire protection should not be a problem. Waterboro sets on a small aquifer. Artesian or bedrock wells go deeper than required by Planning Board. Most wells in the area are approximately 12 to 14 feet deep. Medical Center has an artesian well. Water in the area known to have an odor at shallow levels. Levels of phosphorus shown by testing to be 6.6 and cannot increase past 10 when leaving property.

Variance required on lot lines? No. The frontage on cul-de-sac can be reduced to 75 ft. Is the road to be turned over to the town? Yes. Would this design be difficult to plow? The road has been increased from 50 to 75 ft. in cul-de-sac. The road will meet all requirements as set by Zoning Ordinance.

Start Date? As soon as everything meets town specifications. The 3 steps of subdivision are SKETCH, PRELIMINARY AND FINAL (these steps were defined by the chairman)

SKETCH: Public Hearing usually scheduled at this stage. It's easier and less costly to the developer. Perimeter survey done.

PRELIMINARY: More technical data (water studies, road review, etc.)

FINAL: Preliminary stage 100% done.

Parcel is approximately 8.1 acres.

Approximately 20 people in attendance.

Meeting adjourned at 7:47 P.M.