

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING (Rescheduled) WATERBORO PLANNING BOARD MARCH 23, 1988

MEETING CALLED TO ORDER AT 7:55 P.M.

- I **ROLLCALL:** Anna Jackson, Dwayne Woodsome, Roland Denby, John Roberts, Larry Jacobsen, Michael Hammond. John Roberts was empowered to vote.
- II **MINUTES:** Dwayne Woodsome moved to accept the March 9, 1988 minutes as printed. John Roberts seconded. Unanimous in favor.
- III **COMMUNICATIONS:**
1. Letter from Kenneth Nagy
  2. Letter from Janson Real Estate
  3. MAP Letter
  4. APA Literature
  5. Letter from Rodney Chadbourne Re: Appointment for Subdiv.
  6. March Issue of UPDATE
  7. Letter from Karen Lovell Re: Westwinds Drive
  8. Letter from Karen Lovell Re: Review Extension
  9. Info from Dept. of Economic & Comm. Dev.
  10. Info from Whitman & Howard
  11. Response from Dick Moulton Re: Toye Dev.
  12. Notification of Mrs. Dugas Public Hearing
  13. Letter sent to Mr. Noel
  14. Letter sent to Mark Caldwell
  15. Letter sent to Developers
  16. Graphic Arts Trade Show Info
  17. March Issue of Maine Enterprise

Items 1, 2, 5, 8, 10, and 11 to be taken up under Old Business.

MAP - Membership. Andrew Timmis has membership. The Planning Board does not need membership.

Agreement of Extension- Karen Lovell reviewed and thought it was a good idea. Changes suggested on file.

Hydrogeologic firm-signing of contract. Dwayne Woodsome moved to allow the Vice Chairman, Michael Hammond to handle the contract with the Hydrogeologic Company. John Roberts seconded the motion. Unanimous in favor.

On Site Inspection: Mr. Fogg A fire destroyed the original cottage and when rebuilt they built around the fireplace. Wants a place to store boat. Squaring off the cottage not going any closer to the lake. Putting in a new septic system. On Site Committee measured from a tree to the eave for waterline measurement. Roland Denby moved to approve conditional use to lift cottage and put a foundation under existing cottage. To use conservation procedures and have an updated HHE 200. Section 7.01 and 9.03. John Roberts seconded the motion. Unanimous in favor. Note: See 3/9/88 minutes for further information.

#### **IV APPOINTMENTS:**

8:00 P.M. East Meadow Construction Map 11 Lot 10-2 Zone AR  
8:30 P.M. Douglass Nason Map 32 Lot 42 Zone AR  
8:45 P.M. Robert Reinken Map 4 Lot 25 Zone V  
9:15 P.M. D. Eric Johns (Don Damon) Map 43 Lot 909 & 910 Zone R

#### **8:00 P.M. EAST MEADOW CONSTRUCTION MAP 11 LOT 10-2 ZONE AR**

Mr. Robert Beck of East Meadow Construction presented a Sketch plan proposing the split of a lot. By splitting this lot it was creating a third lot thereby creating a subdivision. Gillespie Assoc. study placed on file. Mr. Beck should have the 6.4 acre piece included in the Sketch plan (issue debated). One driveway to come off Oak Street the second drive to come off Webber Road. A road review and on site inspection to be done before exact placement of drives. Power line to come in on green belt side. Subdivision to be named Robert Beck Subdivision. Mr. Beck requested contour lines to be waived from 5 ft. to 20 ft. Structures price range to be in excess of \$90,000. A deed was presented from Building Office files. Contour lines to be on Preliminary Plan. April 4, 1988 Special Meeting of the Planning Board on site inspections would be scheduled, Mr. Beck to be notified. Dwayne Woodsome moved to accept as Sketch Plan Robert Beck Subdivision as submitted 3/23/88.

Discussion: Mr. Beck asked if everything is on Preliminary Plan could this be accepted as Final. Would the Board take into consideration? An on site inspection still to be scheduled the Board expressed concerns with the driveways. Mr. Beck could bring in Milar if changes are not requested if might be possible. However, the on site inspection would not be scheduled until 4/4/88 and there would be no meeting between possible on site and the next regular meeting of the Planning Board. Two voted in favor and Two abstained. Motion carried.

**8:30 P.M. DOUGLASS NASON MAP 32 LOT 42 ZONE AR**

Mr. Nason would like to construct a garage but cannot meet setbacks. House was constructed approximately 25 years ago. Mr. Fred Fay had maintained the septic system and had given Mr. Nason a report of his findings (on file). Deck to be added. Dwayne Woodsome moved to schedule an on site and report at the 4/4/88 special meeting and to be voted on at that time. Mr. Nason to be notified of outcome. On site scheduled for Thursday March 24, 1988 at 9:00 A.M. Garage to be attached to cottage. Also placed on file were the changes to be made to the interior of cottage.

**8:45 P.M. ROBERT REINKEN MAP 4 LOT 25 ZONE V**

No deed due to easement for water still being in question. If town water comes by property, a dry hydrant would not be necessary. Andrew suggested donating an amount to be used for hydrant improvement in that area. Installation of water lines while doing the road much easier and less costly than after completion of road. At this time there is an 80% chance that water lines will be coming by this development. The question at this time is how soon. The wells immediate use will be to service the 15 homes that have contaminated water. The time frame is still unknown. The State is involved. The rough cost to the developer around \$10,000. Concern as to developer withstanding cost if the water line entered his property from the rear instead of from Route 202. At this time it is believed that the water would enter from Route 202. The Planning Board would not expect Mr. Reinken to withstand the cost totally of a major water main entering from the rear of property. Since this is not believed to be the route taken this would not be a concern. Buffer zone planting believed to be either white pine or fir of substansial size possible 4 ft. in height. It should be recorded that the maintainence of buffer zone would be that of the landowner. John Roberts moved to accept Strawmill Meadows Preliminary Plan with the following conditions:

1. Mr. Reinken to supply 8 inch main to 6 inch stub line to fire hydrant reduced to 4 inch to service lots.
2. Install a 20 foot planting of trees for buffer zone on lots 1 and 2 and the buffer zone on the right side of the entrance area.

Discussion: People will be required to hook up to the water system in order to support the water district/company. Regular crown road in cul-de-sac with the center to be grassed for low maintainence.

Vote unanimous in favor.

**9:15 P.M. D. ERIC JOHNS (DONALD DAMON)**

Mr. Damon has bought two lots and would like to place house as on plan submitted. Two ft. contour intervals, on plan. Due to this location Mr. Damon cannot meet the 100 ft. setback from the water. Placement of house 70 ft. from the water. He has been to Saco River Corridor Commission and has been granted permission with conditions (see file). The Commission looks more on environmental view. House size to be 42 ft. x 26 ft. no garage the lot is to steep. Steps going to the water were approved by the Commission. Site to be monitored by Stevens Morton Rose & Thompson during the building process with at least 3 inspections. A final inspection to be done as well by SMRT. Board requested that a copy of these reports be forwarded to them. Roland Denby moved to approve the plan as presented as per Saco River Corridor Commission recommendations. Section 2.08, 4.01, 7.01, 9.03. Vote was unanimous in favor.

**V OLD BUSINESS:**

2. Drown Agency: Correspondence item #5 referred to. On site to be scheduled at the 4/4/88 special meeting. Board requested a representative for the Drown Agency be present. Board to notify them as to date of on site.

A June 8, 1988 meeting was scheduled for the Drown Agency.

5. Hammond Enterprises: State had been contacted for entrance permits and the State had informed Hammond Enterprises that a permit was not needed.

7. Kenneth Nagy: Mr. Nagy is requesting an additional 92 square feet of living space to be added to his original request. (See file) Roland Denby moved that Mr. Nagy's new project have a on site to be scheduled on the 4/4/88 special meeting. Larry Jacobsen seconded the motion.

Discussion: Dwayne Woodsome suggested sending a letter informing Mr. Nagy of the March 12, 1988 changes in the Zoning concerning "Class D Survey. This Survey would be necessary unless Mr. Nagy chose to build to the original Conditional Use granted by the Planning Board. Roland Denby withdrew the motion. Larry Jacobsen withdrew his second. Sharon to send Mr. Nagy a copy of 3/12/88 changes.

8. Richard Hall: Mr. Hall was to have his lot surveyed as one of the conditions of the Conditional Use granted. He has not been able to have this done and feels that he needs more time. Since his conditional use is good for six months he is requesting an extension. Dwayne Woodsome moved to extend Mr. Hall's Conditional Use for three months under Section 2.03, and 4.01. John Roberts seconded the motion. Vote was unanimous in favor.

Item #2 of Correspondence: Andrew reviewed the Zoning concerning this matter and could find no reason that Mr. Janson would have to have Planning Board Approval. This was an accessory use. Larry Jacobsen moved to send the Code Enforcement Officer a letter stating that Mr. Janson could place this modular home on the lot for a period of one (1) year. At the end of the year a review would be required. The use would be for Janson Realty only and would not be transferrable. The Modular Home could not be hooked up to plumbing, electricity and would have no foundation under it. To be used for display purposes only. John Roberts seconded the motion. Vote was unanimous in favor.

## **VI NEW BUSINESS**

1. Andrew Timmis: The Selectmen requested that Andrew pass by the Board, all members of the Planning Board having the right to vote. MMA had been contacted and had suggested that this could be brought to a Public Hearing and an ordinance created that would handle this. The Board discussed this and felt that the Planning Board By-laws could be changed in place of a new ordinance. Possibly having seven members with voting powers but keeping two as associates. Requiring the first year that a person is appointed to the Board to remain as an associate. Dwayne Woodsome moved to send to Karen Lovell for advice. Keeping five (5) regular members to be appointed for five year term and two (2) associate members to serve one (1) terms. Seven (7) voting members. New member to serve as an alternate with voting rights before being able to be appointed to a regular member for five (5) years. Roland seconded the motion. Unanimous in favor.

Andrew noted that he had come across possibly three illegal subdivisions. Mr. Steeves: rumored that he is selling another lot. Andrew to send to Karen.

Map #13, Lot #71, 71A, 71A-1 Mobile Home in possible violation of Shoreland Zoning.

One determined was alright.

Blackburn Camping Area: Van Foglio is working on.

Comprehensive Plan to look for more money for a better plan. Andrew asked if the Board wished to form a committee or if the Board would consider coming in an extra two nights for workshops. Roland Denby suggested getting surrounding Towns Comprehensive Plans to use as guidelines. A committee felt to work the best with a representative from the ZBA, PB, Conservation, Parks and Rec., Selectmen, Fire Dept. Andrew working on the Wetlands Mapping. There has been no requested bidding process. A firm was contacted and to this date they are the only ones that were contacted. Sewell had contacted Andrew and he believed that this would now be put out for bid. New area photographs necessary for a Comprehensive Plan also a water aquifer mapping. Larry Jacobsen moved to notify the Selectmen that the Planning Board will do the Wetlands Study and to incorporate into the Comprehensive Plan update. Roland Denby seconded the motion. Three in favor and one abstention. Motion carried.

Discussion concerning Town Planner being used by the Planning Board.

Mr. Toye Development on the New road: Anything less than five acres would require State approval. Deer Watch to have an internal road with only two entrances. Traffic impact study. Zoning would not allow Planning Board to request an internal road. Letter to be written requesting a traffic impact study in July. New road designed to handle summer residences. Subdivision Section 8.06.1 and Article III Item E. referred to also 8.11.4. The Planning Board would be willing to waive the traffic study and Public space for an internal road and no more than two (2) exits onto new road.

Fall Lot Estates: The requested 50 ft. right of way would drop off into a swamp. Board to wait for an on site inspection.

Meeting Adjourned at 11:20 P.M.

Respectfully submitted,

Lawrence Jacobsen  
Secretary/Treasurer

Anna Jackson  
Richard E. Denby  
John Wells