

PUBLIC HEARING

ORCHARD HILLS

MAY 23, 1988

Developer-Wes Hall: Proposal is for a three lot subdivision. Lots #1 and #2 approximately 82,000 sq. ft. with approximately 150 ft. to 180 ft. of road frontage. Lot #3 will be thirty-one acres. Geotechnical Engineer to evaluate. Lot #3 could support six or seven lots the developer chose to limit the lots and road work necessary for more lots. Soils adequate to support more than the proposed three lots.

Mr. Currier: Why did he get a call for his boys to dig a hole for the soils tests? He was not able to dig a hole five ft. in depth how could the soils engineer? Soils engineer had been out and had successfully tested the soils. Low income housing proposed depending on requirements imposed he hoped to keep these lots at a low income housing bracket.

Criteria has to be met by developers as per regulations of the Town of Waterboro. Mr. Hall is at the first stage known as Sketch Plan. The Board has found that it is easier to make adjustments at this stage therefore the Public Hearing has been called for Public input to further direct the Board.

Mr. Hall intends these lots for single family units. Eleanor Moses asked what range was considered moderate? Mr. Hall expected the cost to be with house between \$90,000. to \$100,000. The #3 lot would naturally be more due to the acreage. Mr. Hall's intention at this time is to leave lot #3 as one parcel. The Board had asked if Mr. Hall would mind putting a stipulation in the deed for lot #3 that it could not ever be subdivided this is more binding than placing this on the Final Subdivision Plan. Mr. Hall stated that he would be willing to live with that if the Board requested this of him.

Legality as to what the Board can request. If the subdivider chooses to include a stipulation this would be the best way to insure no further development. Mr. Hall had asked the Board to handle this subdivision as a minor subdivision. Since the Town currently has no such definition they were working with developers to expedite these small subdivisions. Subdividing is usually a very length process.

Board would look more favorably on a three lot subdivision with lot #3 to remain as one lot. Resubdivision can create legal problems.

After the water studies are complete they are forwarded to the town consultant for review. No further meetings for this subdivision have been held. Nothing has been approved.

Mr. Mills: Commented that he had spoken with a realtor and had been told that there was a 47 acre parcel for sale. Mr. Hall noted that this was the same lot but that one lot sold to Mr. Bubary of approximately 2 acres. Leaving a 45 acre piece.

Letter entered into record from the Town attorney in regards to the legality of the division of land. Mr. Hall was requested to prove clear title to property.

Mr. Currier commented that if lot #3 were left without deed stipulations that a possibility of this lot being subdivided could exist at the right price.

Mr. Currier also felt that the wildlife in the area should be a consideration before the board finalized the plan. Mr. Hall was formerly from the northern portion of the state and was well aware of the importance of wildlife.

Eleanor Moses for clarification would Mr. Hall be able to place the right of way between lot #1 and #2 to lot #3. Mr. Hall stated at this point he did not have a problem with that concept.

Mr. Mills was concerned with the position of the entrance onto the road. The traffic does travel quite a bit faster than 35 miles per hour.

Nothing is approved until Final Plan has been signed by the Board. An on site inspection to follow. At the time of the inspection Mr. Hall would roughly flag the location of the lot lines and the right of way.

Bill Mansure supported the Boards decision of three lots. Minimum of three lots would fit with the area.

If changes were made to this plan other than discussed at this Public Hearing the Board would probably request another Public Hearing.

Lot abutting Mr. Currier's believed to be illegal sized lot. Would be brought to the CEO's attention.

Meeting adjourned at 8:03 P.M.

Chairman announced that any changes other than those discussed tonight another Public Hearing would be called.

Present at Public Hearing were approximately 25 people.

Anna Jackson, Douglas Foglio, Roland Denby, John Roberts and Larry Jacobsen were in attendance from the Planning Board.