

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JULY 13, 1988

Meeting called to order at 8:10 P.M.

**ROLLCALL:** Roland Denby, Anna Jackson, Michael Hammond and John Roberts, Vice Chairman. John Roberts chaired the meeting.

- I MINUTES:** Anna Jackson moved to accept June 6, 1988 minutes as printed. Roland Denby seconded the motion. Vote was unanimous in favor (3).  
Michael Hammond moved to accept June 8, 1988 minutes as printed. Anna Jackson seconded the motion. Vote was unanimous in favor (3).  
Anna Jackson moved to accept June 22, 1988 Special Meeting minutes and June 22, 1988 Workshop minutes as printed. Roland Denby seconded the motion. Unanimous in favor (3).  
Anna Jackson moved to accept June 23, 1988 minutes as printed. Roland Denby seconded the motion. Unanimous in favor (3).

**II COMMUNICATIONS AND BILLS:**

1. Interoffice Communications
  2. Letters from Karen Lovell Re: Dean Webber Property, Lionel Belanger Subdivision, Les Leighton (Blear Acres), Deering Ridge Estates Subdivision, Water/Road Frontage Requirements
  3. Communications from the Board of Selectmen
  4. Info from DEP
  5. Saco River Corridor Comm. (Intent to File)
  6. Zoning Board of Appeals Decisions
  7. Legal Page from Maine Townsman
  8. York County Soil & Water Conservation Dist. Info
  9. Letter from James W. Sewall Company
  10. Letter form Piscataqua Planning
  11. July Issue of UPDATE
  12. July Issue of Enterprise
  13. Letter form Deputy CEO Re: Davis
  14. Info on Land Control in Maine, University of Maine
  15. Letter from Pinkham & Greer
  16. Letter from Whitman & Howard, Inc.
  17. Letter form BCI Geonetics, Inc.
15. To be handled under Old Business.

**V REPORT OF OFFICERS AND COMMITTEES:**

**REPORT OF TOWN PLANNER:** Report at later time in meeting.

**VI APPOINTMENTS:**

- 8:00 P.M. LES LEIGHTON - BLEAR ACRES  
8:30 P.M. GREG BEAN - SITE PLAN REVIEW  
9:00 P.M. RESCHEDULED

8:00 P.M. NO SHOW

Next appointment not here Old Business:

Item #6. Robert Beck Subdivision

Michael Hammond moved to accept Final Plan called Robert Beck Subdivision dated May 26, 1988. Anna Jackson seconded the motion. Vote was unanimous in favor (3). Total amount due including water study review \$400.75. Mr. Beck will be in to pay amount at a later time.

8:30 P.M. GREG BEAN SITE PLAN REVIEW

Six copies presented. It was noted that it would be in the best interest to check with the State and Federal agencies concerning filling in of wetland area. A current deed to be brought in and placed on file. Noted that proposed location to be 350 ft. from abutting property and 250 ft. from Route 202. Item #9 required by Site Plan Review: Impact Study, upon completion Mr. Bean to contact the Planning Office and a Public Hearing to be scheduled or at the next regular meeting a Hearing could be scheduled. CEO will need to review to see if all requirements of Town Ordinances are met. Letters of intent to go out within seven (7) days.

Person in attendance of meeting, Mr. Baynes, looking for a date of possible lengthy Conditional Use meeting. If a meeting is set up it would probably be in the fall.

#### MIDDLEVIEW ESTATES

Previously brought in and due to Split Zoning on the property the Board could not act. They were instructed that upon further land being acquired or another solution being presented they could do so under old business. Presentation of three lot subdivision all lots conforming to the Zoning requirements. Deeds or a contract of sale need to be presented. Developer expressed concerns for erosion and felt that they might restrict building to lower portion of property. Michael Hammond moved to accept sketch plan of Middleview Estates. Roland Denby seconded the motion. Unanimous in favor (3). Waivers to be reviewed after a Site Walk. Preliminary Plan not accepted before a Public Hearing. The Planning Board does not re-fill appointments. However, this case would move them further away. Board will notify Terry Rice or Mr. Gray of a date for the Site Walk and Public Hearing. Waiver to be discussed at the Site Walk Review.

**OLD BUSINESS:**

Items #1, 2, 3, and Middleview Estates:

Wednesday July 20, 1988 Board to do Site Walks on the following subdivisions: Orchard Hills approximately 9:00 A.M. Bassland II, Pace Landing and Middleview Estates, All to be notified. Time to be determined by Mr. Andrew Timmis.

#7. Ervine Richardson: Send a letter notifying him that the Site Walk Review has been done. Please send certified letters notifying abutters. If any negative comments are received within 15 days the Board will hold a Public Hearing. Sketch Plan will be reviewed under Old Business. Preliminary/Final approval for your scheduled October appointment. Send receipts of certified letters to the Planning Office to be placed on file.

#8. John Roberts, Vice Chairman authorized to sign Extension for Mr. Campbell's subdivision.

#9. Michael Linskey: Michael Hammond moved to approve the alternate plan submitted on April 4, 1988 meeting for a 16' x 20' deck provided he goes no closer than 14 feet to the side line and no closer than 75 feet from the high water mark including steps. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

**V TOWN PLANNER REPORT:**

Forty Acre Exemption: Karen Lovell is drafting an ordinance so that this would not be used as a loop hole for developers.

Sewall Land Use Mapping: Sewall Company estimate for land use mapping. This could be taken from Comprehensive Planning expenses. They want to overlay onto the tax maps. Total cost \$7,400. Andrew to see if a sample could be sent. Talk to the Selectmen to see if it can be taken from General Funds.

Roland Denby moved to notify the Selectmen that the Planning Board is in favor of Land Use Mapping if the monies can come from General Fund. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

Old Business:

#3. Pinkham Greer-Pace Landing wants to place land in a land trust to the town. Trust would set up a particular use review process with certain criteria. Reasons believed to be two fold. It would be easier for people for decisions and the second would mean that this project would not have to go through DEP. This raised a lot of questions. Contact Karen to look into this matter. Send a letter notifying Mr. Beck that DEP approval is necessary.

Meeting adjourned at 10:20 P.M.

Respectfully submitted,

Lawrence Jacobsen  
Secretary/Treasurer

*John W. Lbb*  
*Roland E. Deery*  
*Anna Jackson*