

PUBLIC HEARING

DROWN AGENCY WOODLAND HEIGHTS

TAX MAP 2 LOT 9 ZONE AR

JULY 18, 1988

Project name Woodland Heights. Rodney Chadbourne to present project for Drown Realty. Mr. Chadbourne is a land surveyor. Proposed 38 lot subdivision on approximately 97 acres of land. Formerly owned by Mr. Fogg. Development will have 4,000 lineal feet of road. Fire pond, storm water detention pond, dry hydrant constructed. 7 1/4 acres of commonly owned land to be kept in common ownership to be used as passive recreation.

Has there been application to DEP? Still in the works. Water study completed to be reviewed by the town consultant will need to choose from the two?

Road to loop up and around with one cul-de-sac. 80,000 square feet minimum lot size as required by the town. To be sold as lots or developed. Have not yet decided if they will be building. Drown not to build but could retain builders. Three people in attendance representing Drown Realty. Price range hard to determine at this time. Possible \$140,000. to \$160,000. expenses not totally clear at this point in the process. Retention pond Thomas Greer form Falmouth has done the water study. Pond will detain the in surge for at least one hour possibly longer. The pond to be approximately 10 to 12 feet deep. Designed on 100 year flood storm. When areas are paved water does not go into ground it runs off this has been taken into consideration. what means are being used for erosion control. One has been designed silt fence, reseeding ASAP barriers in ditches to control pond will serve as silt basin. Soil conservation has approved design.

One culvert that carries water into swamp area by Daney's property. Three other culverts elsewhere. 16 x 40 stone culvert and a 12 inch galvanized by Laskey's.

S. Waterboro has water problems. Water lines to be considered at building stage so as not to require digging at a later time requiring digging after the roads are finished. This could be a requirement. On site wells and sewerage proposed. Nitrate impact study required by the Town of Waterboro to determine projected impact. This is part of the planning procedure addressed by the town. Availability of water not known. Test wells only have been done on the property to

determine nitrate study. What are the chances of tapping into someone else's water supply? Rodney could not answer. He would believe that the chances would be slim that this would happen. Waterboro is known for their water supply being good. The quality is not always great but supply is good. Soil tests have been done by Paul Lawrence the Town of Waterboro requires two test pits.

Deed restrictions: Approximately 23 restrictions for deeds. Some mentioned were no abandoned autos, no ATV's, shantys etc. to give the development a good appearance. Four pages of these proposed deed restrictions. Available for anyone to look at after the meeting or in the Planning Office.

The cost of \$140,000 would probably be the minimum this would probably include the house and property. Two or three bedroom homes to be determined by the buyer. Projected start date probably within weeks of final approval. DEP review would probably take 6 months.

Appeal of property, view of valley. Seventy-five percent of the lots to have a view, southern and western sites would be good for solar potential. Depending on CEO and costs to determine individual lot cost. At this time a rough estimate would be \$40,000. The road upon completion would be dedicated to the town for acceptance. Would DEP also require a wildlife review? It was believed by Mr. Chadbourne that approximately 13 to 15 state agencies review. What impact would this development have on the schools? With the price range being high these would probably not be starter homes. Possibly keeping the number of school students at a low figure. Affordable housing? Were any lots being reserved for this? If the town would allow concessions on density affordable housing would be easier to consider.

Hearing closed at 8:05 P.M.

Present from the Planning Board were Roland Denby who acted as Chairman of the Public Hearing, Anna Jackson, and Michael Hammond. Approximately ten people were in attendance at the Hearing.