

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD AUGUST 10, 1988

MEETING CALLED TO ORDER AT 7:50 P.M.

I **ROLLCALL:** Dwayne Woodsome, Roland Denby, Anna Jackson, John Roberts, and Douglas Foglio, Chairman. D. Foglio chaired the meeting.

II **MINUTES:** John Roberts moved to accept July 13, 1988 minutes as read. Roland Denby seconded the motion. Of those present at the July 13, 1988 meeting vote was unanimous.

Dwayne Woodsome moved to accept July 14, 1988 minutes as written. Anna Jackson seconded the motion. Of those present at the July 14, 1988 meeting vote was unanimous.

III **COMMUNICATIONS AND BILLS:**

1. Letters from Karen Lovell Re: Site Plan Review Scheduling, Follow-up on Leighton, Dean Webber, Forty Acre Amendment, Blackburn.
2. PATCH
3. Flyer for Vermont Job Fair for Planners
4. MAP Bimonthly Newsletter
5. BCI Geonetics, Inc. Contract Renewal
6. Letters Re: Greg Bean Project
7. Letters from BCI Geonetics, Inc. and Whitman & Howard Re: Sherburne Woods, Fall Lot Estates
8. Notice of Decision from ZBA
9. Office Communications
10. Notice of Public Hearing from Saco River Corridor Comm.
11. Letter form Oak Point Assoc. Re: Howard Hall Project
12. Letter from Mount Holly Re: Sherburne Woods

IV **REPORT OF OFFICERS AND COMMITTEES:**

Send Larry Jacobsen a note requesting a Treasurer's Report.

V **REPORT OF TOWN PLANNER:**No time allotted for Town Planner.

VI **APPOINTMENTS:**

- 8:00 PM Lionel Belanger - Deer Acres
- 8:30 PM Thomas Toye - Fall Lot Estates
- 9:00 PM Mark Komanetsky
- 9:00 PM Thomas Toye - Deer Watch

8:00 PM LIONEL BELANGER - DEER ACRES MAP 7 LOT 76 ZONE AR

Was Mr. Belanger aware that per the water study he would need to do two test pits per lot? Two sites per plumbing code for septic site location. Two test pits per lot fifty feet apart. This allowed an area for a replacement system if needed in later years. Highest water table found where tested was thirty eight (38) inches. Paul Lawrence was the site evaluator #216. Dick Sweet did the water study. Mr. Belanger would have a choice of two firms for review of the water study. Cost significantly different. Studies will be sent out. Mr. Belanger would be notified of the estimates from both firms or he could ask at this time for a specific company to review the study.

Preliminary Plan presented. Until the Hydro study is complete the actual number of the lots could not yet be substantiated. Survey needs to be back before actual review can be made. Checklist for Preliminary Plan was used and the following items were needed to insure a complete application:

- 1) Date
- 2) Adjacent property owners across Route 5
- 3) Width of Route 5
- 4) Right-of-way width
- 5) Pavement width
- 6) Drainage plan (pre and post run off to be equal)
Storm water culverts and erosion control (erosion control reviewed by SES)
- 7) Street sign
- 8) Indicate water supply placement.
- 9) Second sewerage placement
- 10) Utility location
- 11) Covenants or Restrictions on the plan and a sample deed for the files
- 12) Park, or playground area
- 13) Green belt, Landscaping

Preliminary Plan to be submitted to the Fire Department for review for a dry hydrant and to the Post Office for review for mail drop.

Possibly a turn out area should be provided in the area of the mail drop to allow for people to pick their mail up.

Schedule of construction - time frame tied into the bond.

Twenty five ft. greenbelt will be shown. Once the width of Route 5 is known the Board could better determine the width of the greenbelt.

Route 5 is an easement highway. Possibly an alternating pattern of white pine to be used in the greenbelt. Approximate size to be 6 ft. trees. Type of Street Design? asphalt 1 1/2 inch base and 1 1/4 inch surface usually to a finished 2 1/2 inch. Chairman will check and let Mr. Belanger know.

OLD BUSINESS:

Robert Smyth: Mr. Cole representing conditional use request. Saco River Corridor Commission approval granted. Cannot meet fifty foot setback from Love Lane and the 100 ft. setback from water. Dwayne Woodsome moved to approve the request on Lot 1494A going with Saco River Corridor Commission specifications, that the setback from the water be no closer than 80 ft. from the high water mark and the setback from Love Lane be no closer than 40 feet. Roland Denby seconded the motion. Unanimous in favor (4).

8:30 PM Fall Lot Estates Map 9 Lot 21T Zone AR&FA

Driveway Entrances: Two common drives. 18 foot easement for lots 2 and 3. The State has issued a permit. The State requested than the drive had to be placed on one lot so that maintenance of the culvert would be the responsibility of one person. A sample deed presented for the file with the access clause for the entrance. The Codes Enforcement Officer would be instructed of a 10 foot utility easement maximum of greenbelt.

John Roberts moved to approve and sign Final Plan and upon receipt of amended reply of water study from Peter Garrett (this is complete and in the mail as per phone conversation) three (3) Board members to be notified and upon their inspection the Final Plan Milar and copies could be released. Roland Denby seconded the motion. Vote was unanimous in favor (4).

9:00 PM Mark Komanetsky Map 9 Lot 4-1 Zone AR

Don Evans and Mark Komanetsky wish to split this lot. Due to original lot having been split this would create a subdivision. Mr. Evans asked for a waiver of the water study and an erosion control plan. No near future plans for building. One of the lots might have to be sold in order to afford construction of home on the second lot. Common drive would chop the lot up. A possible solution would be to close off the old drive entrance and create one entrance with a thirty foot opening, 15 feet each side of the lot line, for the entrance. Total acreage of 7.9 to be split. Would Mr. Evans have a problem placing a deed restriction for no further subdivision of lot with a note on the plans as well. Site Walk scheduled for August 31, 1988 at 9:30 A.M. The next scheduled appointment is for april could this be taken before that time. Board will check and notify Mr. Evans.

Anna Jackson moved to accept Sketch Plan of Mark Komanetsky and Don Evans called Shady Glen subdivision as submitted 8/10/88. Dwayne Woodsome seconded the motion. Vote was unanimous in favor (4). Fee for Sketch Plan paid.

9:00 PM Thomas Toye - Deer Watch Map 6 Lot 2 Zone AR

Mr. Foglio expressed the concerns of the Town Attorney in regards to Mr. Moulton possibly being coheres into a donation for improving the New Road. It was discussed at a Planning Board meeting that an amount of \$300. per lot could be given to the Town to conduct a study of New Road during the meeting it was determined that this would be a waste of time and money when the road itself needed improvement. Mr. Moulton called the Planning office the following day and indicated to Mr. Foglio that Mr. Toye III would be in a position to make an offer.

The following letter was read and entered into the record by Mr. Moulton:

August 5, 1988

Planning Board
Town of Waterboro
P.O. Box 130
Waterboro, Maine 04087

Attention: Douglass Foglio

Dear Mr. Foglio:

In response to my discussions with the members of the Planning Board at the June 8, 1988, meeting in reference to the Deer Watch Subdivision on New Road in Waterboro, I would like to submit the following information for your review.

As I mentioned in my March 15, 1988, and April 21, 1988, letters to you and the other members of the Planning Board, it is our strong desire and intent to maintain the rural setting of the New Road area by offering large homesites, well above the minimum zoning requirements both in square footage and frontage requirements but also to be able to offer an affordable homesite.

In my April 21, 1988, letter to you and the other members of the Planning Board, I pointed out our desire and intent to work with the Town of Waterboro in addressing the issue of future maintenance and improvements to New Road. As developers, we recognize our responsibility to the Town, the safety of the area in which we are developing, and the long range financial implications growth puts on the Town's services. We are willing to accept our responsibility and contribute in an equitable manner to improve New Road so that both the Town and the future owners of the proposed 9 lots will benefit by addressing the need for improvements to New Road now instead of some later date from complaints about the road conditions and safety of the area.

After a careful review of all the concerns and issues that we had discussed at the June 8, 1988, Planning Board meeting and several return trips to the proposed site area to review the road conditions in light of new information that was presented to me through our discussions and my inspections, I am prepared to present you with the following proposal.

Mr. Toyé will make available the sum of \$32,000 in a certified check at the time of final approval of the Deer Watch Subdivision for the following purposes:

- a). These funds are to be used exclusively by the Town of Waterboro for the sole purpose of improvements to New Road.
- b). These improvements are to be completed by a firm chosen by me and acceptable to the Town of Waterboro.
- c). All improvements to be performed will be outlined by Mr. Fay, the Town Road Commissioner, acceptable to the other interested boards of the Town, and agreed to by the contractor who will perform them to all required Town standards up to the amount of \$32,000.

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- d). That this work be completed at the earliest possible date so the homesites will be available with the improvements completed.

I would like to stress again that this is a voluntary proposal, similar to the one I outlined in my April 21, 1988, letter to the Planning Board, in agreement with my statements at the Public Hearing, July 18, 1988, addressing the improvements to New Road. It will allow us to continue to market these sites as affordable homesites which has been our overall desire from the inception of the proposed subdivision.

As we had a very positive response from the Public Hearing, we feel that the proposed subdivision and the Town of Waterboro will gain by addressing the issue of road conditions in this manner.

Sincerely,



Richard A. Moulton

RAM/cw

The intent is to spend the money for New Road in quickest manor possible. Revisions on plan, review on survey submitted. Action to be taken under Old Business. Preliminary Fee paid.

OLD BUSINESS:

1. Mount Holly
2. Orchard Hills
3. Pace Landing
4. Deer Watch
5. Deer Acres
6. Robert Smyth
7. Middleview Estates
8. Drown Agency
9. Sumner Campbell

#9. Public Hearing scheduled for August 25, 1988 at 7:00.

Letter to Selectmen requesting a letter on Sumner Campbell project as pursuant to Zoning Ordinance.

John Roberts moved to accept complete application. Dwayne Woodsome seconded the motion. Vote unanimous in favor (4).

#2. Orchard Hills Site Walk scheduled for August 31, 1988 at 11:00 A.M.

Mr. Moulton expressed that the only issue was the amount of money to bring the New Road to better quality. As previously stated in letters on record it was Mr. Toye III intent to be able to work with the Board on this project.

A sample deed for Lot #1 was placed on file. The Site distance on lot #1 is very bad however on lot #9 it is much better. Chairman had discussed this with Mr. Moulton and after seeing the site of proposed drives they felt that placement of the fifth drive would best be placed on Lot #9. It was up to the developer to check the location of the common drives very carefully. Construction of the common drive to be completed prior to the issuance of Building Permits.

It was noted that a 30 x 30 envelope was on plan. The shaded area on the plan was the building envelope. The area suitable for leach field, building and drainage. An area chosen that would infringe least on the neighboring property. Could a deed restriction be placed regarding the front setback as previously discussed. Possibly placing a line on Final Plan with no construction being allowed towards the New Road. Footage to be noted on the Final Plan. Discussion concerning the footage and review of the information from the studies was used. The deed restriction could read nothing to be built closer than 150 ft. from the road. The intent is not to be closer than. This could make the market price higher. Due to longer drives as well as other factors. Would the Board be willing to vote 150 ft. restriction of setback from the edge of existing right of way. Deed to read 150 ft. from front property pins. Letter for dedication of greenbelt area entered into records. This letter to be sent to the Waterboro Selectmen requesting which would be preferred an easement or a gift? This would be put on the plan and in a sample deed.

Water study not completed. Letter than study is to be sent to Mr. Garrett for review to be sent to the Planning Office. Andrew Timmis to receive copies. Once all information is in acceptance of Preliminary Plan can be done under Old Business. Waiver on Erosion control plan and sedimentation plan. Mr. Moulton requested waivers of erosion control Section 6.2.1 Subsection Article 21. Dwayne Woodsome moved to grant waiver on soil erosion sedimentation control plan. Mr. Moulton to send written request. John Roberts seconded the motion. Vote was unanimous in favor (4). Dwayne Woodsome moved to request buildings be set a minimum of 150 ft. from front pin as noted on plan. Roland Denby seconded the motion. Vote was unanimous in favor (4). Restriction in deed that first 150 ft. be minimum of cutting for drive and utilities. Possible well placement with a radius of 150 ft. of septic envelope. Waiting for study results. Mr. Foglio had question on letter dated 8/5/88 last paragraph of first page. Final approval (time frame) would like to see this road done so that monies would not be shown as available for Town Meeting for Townspeople to vote on for use on another project. Work done now? Could they come back in September for Final Approval? Building construction restricted for 60 days. Outline as referred to by letter could be done by Mr. Fay prior to March. Mr. Moulton reviewing contractors at this time. Road Commissioner and Road Review Committee to meet for review of Contractor selected.

Change of Planning Board meeting nights to be placed on next meeting agenda.

Driveway in Bassland to be taken up under Old Business at next meeting.

George Roberts site plan showed a rectangular building go with those dimensions.

Meeting adjourned at 12:35 A.M.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer



