

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

AUGUST 25, 1988

MEETING CALLED TO ORDER AT 8:30 P.M.

I ROLLCALL: Present were John Roberts, Roland Denby, Mike Hammond and Chairman Douglas Foglio. Mr. Foglio chaired the meeting. Lawrence Jacobsen arrived late and Michael Hammond left early.

II MINUTES OF PREVIOUS MEETING: Roland Denby moved to accept minutes of August 10, 1988 as printed. John Roberts seconded the motion. Vote was unanimous in favor (3).

III COMMUNICATIONS AND BILLS:

1. Letters from Karen Lovell Re: Toye III Project on New Road, ZBA.
2. Verification of notification to Mr. Hamilton from Woodland Heights.
3. Letter of notification for P. Garrett to review Deer Watch Water Study.
4. Letter to Selectmen Re: Campbell Project.
5. Letter to D. Evans of placement on August 25, 1988 Agenda.
6. Letter from BCI Geonetics, Inc., Re: Fall Lot Estates.
7. Letter from Mr. Speed Re: Bassland II Project Pulled Out.
8. Letter from R.W. Gillespie Re: Woodland Heights.
9. Letter from James Sewall Co., Re: Deer Watch Project.
10. Letter from Richard Moulton Re: Deer Watch Project.
11. Letter from IEP Inc., Re: Wetlands Mapping.

#10. At this time Hydro study not complete. Letter requesting Final Approval under Old Business. If all reports are back on September 1, 1988 this project would be scheduled for September 14, 1988 under Old Business. Send a letter of notification to Mr. Moulton of Final Plan Review on September 14, 1988 if reports are back by September 1, 1988.

Forward a letter to Mr. Howard Hall stating that the next available appointment is April 1989 and an appointment would be scheduled.

Letter from Greg Bean Re: Water Study. Andrew Timmis had spoken with Mr. John Sevee. Mr. Sevee was informed that it would be to Mr. Beans advantage to go forward with the water study. John Roberts moved to deny the waiver of the water study for Thee Good Spirits Refueling Station. Roland Denby seconded the motion. Vote was unanimous in favor (3).

IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report: \$973.94 Balance as of this date.

V REPORT OF TOWN PLANNER:

Forty Acre Amendment: Karen Lovell sent recommendations as to how this could be changed. A Public Hearing should be held before acceptance. This addresses legislature allowances. Nothing would then be exempt. Copies went to all members of the board. A workshop to be scheduled to consider this. Possibly next meeting to schedule this with Wet Lands Mapping.

Parcels to turn into wildlife area. Property owners interested in Land Bond. Andrew has file on guidelines. Feels there has been an outcry to protect the Mountain. Conservation Committee has looked at this area.

Land Use Mapping: The Board had instructed Andrew to request funding from the Selectmen for the study. Andrew spoke with the Selectmen they felt that the best thing would be to use the money appropriated for the Comprehensive Plan and if necessary to request more at Town Meeting. Andrew gave a brief description of the package. An overlay on to the tax maps would be a valuable tool. This also should be scheduled for a workshop. Presentation could be made sometime late part of September or the first of October on an off week. Possibly the forty acre exemption and the two week review changes could be made at the same time. Public Hearing at next meeting to review at 7:30 P.M. in Planning Office.

Well in South Waterboro, start requirements to be addressed by the Board.

VI APPOINTMENTS:

8:00 P.M. Bassland II (Cancelled)
8:30 P.M. Sumner Campbell
9:00 P.M. D. Evans (Cancelled)

8:30 P.M. SUMNER CAMPBELL EVERGREEN APARTMENT PROJECT

As heard from the Public Hearing a number of questions were raised. Minutes to be typed and sent out to the Board members. Will accept tonight's presentation. Preliminary for project presented by Mr. Thompson of BH2M. Full forty acres surveyed. Front portion shown on plan. Erosion Control complete. General checklist run down. The suggested location of wells might change. Electricity will be extended by CMP with suggested pole lay out. Standard easement for lines. Drainage pattern minimal change to be loamed and seeded. Drainage courses stabilized with rip rap. No major change in grades is proposed. Note on plan regarding private road. Central Mail boxes. No further division of property allowed. Sheet number two: Road design meets ordinance even though this is to be a private road. First fifty feet of road to be a three percent grade increasing gradually to an eight percent grade going into the cul-de-sac. Basic outline of the project. Plan meets specification of the Town's Ordinance. No plan to sell buildings, to be for rental use. Middle Road width noted on plan 49 and 1/2 feet wide. A three Rod road found by the surveyor. If a county road could be four rods this

could make a difference in greenbelt. Surveyors are not giving enough proof of information given on the plans for the width of roads researched. Possibly a letter from the surveyor after researching at the registry to establish the true width.

Town Planner has reviewed with the checklist everything in order. PUD and cluster provision that was brought up at the Public Hearing, the board to research. Zoning Ordinance referred to. Project has not changes since presented and Mr. Campbell has not received negative reaction from the Board in regards to the ordinance not allowing such a project. Mr. Thompson stated that his client, Mr. Campbell had been given the green light and assured that a PUD was an allowed use in this zone and they have proceeded along this line for the last year.

Wording of the Note regarding subdivision of property. If he were to petition the Selectmen for a change in Zoning and it was accepted the wording as is presented on the plan would allow further subdivision of the property. Note should say this lot will not ever be subdivided, shall forever remain in its natural state. Understanding that regardless of what was to take place this would remain one parcel never to be redivided. Thirty five acres left for recreation of tenants. Basically this is a technical change and Mr. Thompson hoped that the Board would accept this as a Preliminary Plan submission. Complete Preliminary Plan presented questions have been raised. Chairman feels these questions should be looked at before Preliminary Approval. Acceptance of complete application of Preliminary but not acceptance as Preliminary Plan.

Green belt in area of one leachfield to replant. Questions raised PUD or Cluster. Attorney maybe to help with decision.

Letter of July 16, 1987 referred to addressing questions. Board to notify Mr. Campbell before next scheduled appointment.

John Roberts moved to accept as a complete application with amendment of tenants restrictions and changes in the notes. Roland Denby seconded the motion. Vote was unanimous in favor (3).

Lawrence Jacobsen arrived at meeting at 9:20 P.M. Michael Hammond left meeting at 9:22 P.M.

VII OLD BUSINESS:

Bernice Fields: Previously scheduled for tonight had been rescheduled and the Board was to research her request. Basically not enough land for the proposed addition of studio apartment. Discussion regarding the Boards previous handling of other such cases. Proposed bedroom, bathroom over garage if building when complete will support two separate families this could not be allowed due to size of lot. Board believed that expanding of the family dwelling still to be used as a single family dwelling could be approved. One electric service, one door used as an entrance/exit. Family room not a kitchen to be a single family dwelling. Building permit could be issued without new septic design. Septic system to be in place before an occupancy permit could be issued.

John Roberts moved to allow under Section 3.04 Mrs. Bernice Fields to apply for a Building Permit with the dimensions shown on plan presented dated 2/16/88 showing new addition going no closer to from property line than existing building with the following conditions:

1. One Electric Meter
2. One front entrance in breezeway.
3. Free and common passage through common doors.
4. No portion of the building to be leased or rented. To be a single family dwelling only.
5. Must have new septic system installed before occupancy permit can be issued.

Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (3).

6. Middleview Estates: Review of site walk. Road review committee meeting to be set up for Wednesday August 31, 1988 at 6:30 P.M. Hydrology study waived? Submit location of houses design of placement of house on each lot. Discussion of study to follow. Deed covenant proposed and note on plan. Waiver for water study in writing. Possibly 75 ft. drive to be placed as a requirement.

Tentative meeting for October 1, 1988 for Conditional Use Requests backlogged. Check with all members to see if this would be possible.

Meeting adjourned at 11:03 P.M.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer


