

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD SEPTEMBER 22, 1988

MEETING CALLED TO ORDER AT 8:46 P.M. BY CHAIRMAN DOUGLAS FOGLIO

**I ROLL CALL:** Present were Chairman Douglas Foglio, Roland Denby, Anna Jackson, John Roberts and Michael Hammond.

**II MINUTES OF PREVIOUS MEETINGS:**

**III COMMUNICATIONS AND BILLS:**

1. Letter to Peter Garrett
2. Letter from Southern Me. Regional Commission
3. Letter from Cumberland County Soil and Water Conserv Dist
4. Letter from K Lovell Re: Reg of Duplex Const
5. Results of Special Town Meeting
6. Info from USM
7. Letter from Jensen Baird Gardner & Henry
8. Proposal from IEP
9. Info on Owen & Owen Gas Service
10. Info on Evergreen Apts. (Sumner Campbell Project)

8. IEP: Send a letter notifying IEP to forward a copy of a contract if they wish to have their name placed on a list of companies to review water studies for the Town of Waterboro.

**IV REPORT OF OFFICERS AND COMMITTEES:**

**V REPORT OF TOWN PLANNER:**

Two Week Amendment: Roland Denby moved to accept changes as read to Subdivision Regulations to be dated 9/22/88. John Roberts seconded the motion. Vote unanimous in favor (4).

Updated Checklist: Anna Jackson moved to accept updated checklist as printed to be dated 9/22/88. Michael Hammond seconded the motion. Vote unanimous in favor (4).

Forty Acre Exemption: To be discussed at a later meeting.

Wellhead Protection Ordinance: Copies of Karen Lovell letter regarding Duplex to board members as well as copies of the Special Town Meeting results.

Owen: Chairman of the ZBA, Millard Genthner reported that Mr. Owen had requested continuance. This meeting would be the final continuance granted by the ZBA.

Sewall: Wetlands Mapping to be reviewed at a workshop along with Drown Agency scheduled for Thursday 9/29/88 at 7:30 P.M. in Planning Office.

**OLD BUSINESS:**

Deer Acres: Noted that with the removal of top soil in approximately 100 ft. swath might affect the erosion control plan as presented to the Board.

**VI APPOINTMENTS:**

8:00 P.M. SUMNER CAMPBELL - EVERGREEN APARTMENTS

8:30 P.M. OSSIPEE WOODS II

9:00 P.M. EAST MEADOW CONST - FACE LANDING

**8:00 P.M. SUMNER CAMPBELL - EVERGREEN APARTMENTS**

Review of additional suggested requests of the Board. Plan labeled Final Plan.

Questions concerning power supply. Discussion from Pat Slaughter regarding private line for private use only. Question regarding legal right-of-way for private line.

Mr. Sumner noted that his original intention was to build a home for himself and one for his son but due to the cost of the extension of power line being \$8000. it made it necessary to come up with an alternate plan for apartments.

Chairman noted that he had reviewed the Zoning Ordinance and had also read the Comprehensive Plan to better understand what was used to arrive at the decision for Zoning Districts.

Preliminary package complete and accepted as a complete package at the last meeting. Intended construction of two buildings in order to make the project profitable and a delay of one or one and a half years for the third and fourth buildings. Would Mr. Campbell have a problem with phasing of the construction as a condition mandated by the Board. Mr. Campbell did not have a problem with this condition. This was stated by Mr. Campbell at previous meetings as his intent. The planning board had been questioned several times on this project and the response was favorable. This project will need both Planning Board approval and Selectmens approval.

John Roberts moved to accept as Preliminary Plan. Anna Jackson seconded the motion. Unanimous in favor (4)

Brief explanation of subdivision process was given by the chairman for people attending the meeting.

Selectmen have been informed during the process by chairman. Have the Selectmen had comments? They have not made any requests to date. Vote could be taken for Final approval without signatures until Selectmen review.

Questions from Mrs. Slaughter regarding issues brought up at the Public Hearing. Chairman forwarded his feelings reading from Land Use booklet. Pat Slaughter: Zoning Ordinances as read was in keeping with F&A. Road conditions on Middle Road horrendous. Intent not believed for multi-dwelling units. Abutters could also have future plans once power is supplied and they might not keep with allowed uses in F & A Zone.

F&A Zoning: maintain integrity of entire area it also says definition changes expected.

Is this project being classified as a PUD? Similar use in another zone. There is enough land for eight units. Clustering eight units on approximately five acres. Pat Slaughter noted that F&A allows for single family clusters.

Anna Jackson moved to move this on and to accept as Final Plan with the condition that Selectmen review for signature and approval that two buildings in the first year and the remaining two buildings after one complete year of Final approval, approved under Sections 2.07, 3.06.03, 3.07.02, 3.07.03 and 8.03. John Roberts seconded the motion. Zoning Sections reviewed and read. PUD clause would limit further use of remaining parcel. Vote unanimous in favor (4).

## OSSIPEE WOODS II

Revised plan of 64.5 acres open space to buffer open area from remaining subdivision. Extraction of gravel along Lake Arrowhead more mining than extraction with the best possible reclamation. Phasing plan for project reviewed. Townspeople would not be happy if they could not expect to use the 64.5 for 20 years. Would change the phasing to turn over the area as soon as possible. Wants open area for residents only possibly with deed covenants. Saco River DEP approval necessary. Property had an existing gravel pit for over 40 years. Kasprzak has used this on a regular basis. What time frame do you intend to bring in Parks and Rec. and Conservation Comm.? Steve Kasprzak has not dealt with that issue. After road for area is done would probably be the time frame to turn over the open space. Chairman concerned if the project gets to far along people might potentially thrown road blocks. Board requested the Parks & Rec. and Conservation Comm. be notified to attend the Public Hearing. If property has been walked it makes one very aware of project ridges etc. Schedule Public Hearing fairly soon with potential second site walk with other Committees.

Four cul-de-sacs would be requesting a variance longer than 800 ft. Road profiles: surface water to go toward heath. Intends to place on one sheet to give a better idea. Hydro study drilling study extensive address ordinance, confirma material on site and better idea of heath lake hydro cycle. Expected final report about one month. Chairman asked if the water study would be presented for review all at once or had Mr. Kasprzak considered submitting information as it came in. Andrew Timmis had mentioned this and Mr. John Seavey knew Peter Garrett and felt comfortable getting in touch with him. Possible account to be established and data could be fed to BCI as gathered. Chairman noted that their was an option as to what company could review names given.

State Regulations allow extraction of gravel to two ft. above water table this project would be ten ft. or better. Tamarack drive might want to be increased to 22 ft. due to potential traffic flow for open space. Fire Chief, Mike Emmons had quickly looked at the proposal and noted a concern with the yield from the dry hydrant. Longest road with cul-de-sac 3700 ft. Traffic on Chadbournes Ridge Rd. will be taken up with DEP traffic engineer study required. Excellent site distances volume control not a problem. Width of Chadbournes Ridge Rd. not know? Perimeter survey complete. Are any of the lot areas in approximate finish plain? Possibly in the area of lots numbered in the 20's, not of any significant acreage.

Site Walk to be scheduled for October 1, 1988 at 9:00 Sharon to notify committees of site walk possibly to pole chairmen for number interested in attending. To meet on Chadbournes Ridge.

Public Hearing scheduled for October 27, 1988 at 7:00 P.M. in Town Hall.

#### **9:00 P.M. PACE LANDING**

Cluster subdivision 16 lots on dead end cul-de-sac. Total size of parcel divided by 80,000. Calculation of density. Waivers for reduced lot frontage on lot #8 and the length of cul-de-sac (approximately 11,000 ft. to the center). Hydro study complete soils show density proposed okay. Groundwater 11 - 15 ft. depth. Common area would like to turn over to the town as a land trust set aside forever wild. Land if not in a land trust to be in a land owners association. An association could ask for a change in land use such as further development of open space. Through a land trust a conservation easement for passive recreation.

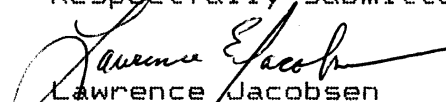
Nothing has been deducted for the roads. On total parcel enough land. This would fall under cluster provisions. Privately owned road versus town accepted road. Road area right-of-way to convey to the town. Once deed over you have reduced total area of parcel. This needs to be considered. If land were not dedicated as open space lot size would increase. Price range to be starter home. V area believed to be towns. Mr. Beck has right of passage over all of Mr. Camerons road. Fifteen foot open space to go around the lots. Walking easement no cut strip. A 50 ft. right of way could be deeded through conservation area if deemed necessary at the descretion of the Planning board if future development of abutting lot is ever developed. Possibly a waiver of 50 ft. right of way noting will have to connect with a road that would allow a seconded exit onto road. Cost of road upgrading for Mr. Cameron's road possibly to share the expense with Mr. Holly project developers. Not a problem with Mr. Beck.

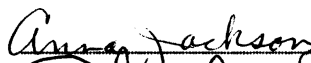
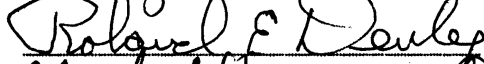

Land trust and DEP review close to submission. Land trust would mean developer would not need DEP review. Would assist town in setting up a land trust. Drainage/erosion control plan needed to complete package. Land trust to preserve open land. Set up by Selectmen with a Board of Directors. Future gifts of land to the town the trust would be in charge to insure lands would remain in conservation no further development would be allowed. Town attorney has correspondence regarding land trust and has not replied.

Mr. Beck to come back with lots not less than 40,000 square feet minimum and will try to leave 12.9 acres open space. Fire Dept., School and Post Office reviews not done. Plans back by Friday 9/30/88 for a two week review. Walk easement of 10 ft. to the Ross Corner Road. Cul-de-sac needs to be labeled concave with drywell in center. Very little run off ditches proposed. All lots to access from internal road.

Michael Hammond moved to adjourn. John Roberts seconded the motion. Vote unanimous in favor (4). Meeting adjourned 12:40 A.M.

Respectfully submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer

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