

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

OCTOBER 27, 1988

MEETING CALLED TO ORDER AT 8:23 P.M. BY ACTING CHAIRMAN LAWRENCE JACOBSEN.

I **ROLLCALL:** Anna Jackson, Roland Denby, Dwayne Woodsome and Lawrence Jacobsen, acting chairman, and Michael Hammond arrived late.

II **COMMUNICATIONS AND BILLS:**

1. Letter from Pinkham & Greer Re: Pace Landing
2. Letter from SMRPC
3. University of Maine Re: PATCH
4. Letter from American Bank
5. Letter from Kasprzak Landbank Inc. Re: Ossipee Woods II
6. BCI Geonetics Inc. Re: Sherburne Woods
7. Notice of Decision ZBA
8. Notice of Public Hearing ZBA
9. Letter from Structure & Design Inc. Re: Middle Rd. Property
10. Maine Municipal Association
11. Maine Association of Planners
12. Letter from Bryce W. Ingraham Re: Pace Landing
13. On Site Committee Report
14. Internal Correspondence
15. Making the Most of Computers
16. Report of York County 2000 Housing Comm
17. Convention Issue UPDATE

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **REPORT OF TOWN PLANNER:**

VI **APPOINTMENTS:**

8:00 P.M. OSSIPEE WOODS II
8:30 P.M. IRVINE RICHARDSON
9:00 P.M. RESCHEDULED

8:00 P.M. OSSIPEE WOODS II KASPRZAK LANDBANK

Groundwater study not complete. Ground work done paper work still in the works. Not planning on ledge however in the area abutting Mr. Davis the study shows ledge this may have an impact on the lot configuration. If there are changes it will go to John Sevey. Letter requesting three (3) waivers as follows:

Until lot layout is set there will be no waiver request for frontage on the cul-de-sac.

Soils info on acquired profile of water and ledge, no clay, no hardpan, no iron. No areas found that would not accept septic systems. All info to be submitted from the testing to DEP. Andrew Timmis, town planner felt no need for final scale at this point. Roland Denby moved to grant waiver request as stated in the 10-25-88 letter from Steve Kasprzak under Article II in subdivision regulations. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

8:30 P.M. SUBDIVISION OF IRVINE RICHARDSON

Review by Town Planner. No response from letters mailed by certified mail to abutters. Dick Currier representative requesting Preliminary Plan acceptance and to return for Final approval under Old Business. Lot #3 would have easement on Lot #2 for septic waste disposal.

Private road to remain so. Note 5 upon completion. Deed as well as note on plan. Restriction as well as road in common description. Well location will be designated. Mr. Richardson will be putting drive in. Larry Jacobsen stated that if there were a handicapped child the bus would have to go down the drive. The reason for the 50 ft. right-of-way was to alleviate any bickering amongst neighbors. Transportation and Fire Dept. review?

Restriction to limit cutting on the slope below setback line on lot next to the water. Developer to place sign at the end of the drive. Discussion regarding bus passage over the road, width of the road into lot #3. Note on plan not to be a Town Road.

Greenbelt 75 ft. along new road. Setback on Lot #1 except for sewerage.

Checklist complete with the following exceptions: Soil Characteristics, Suitability, Proposed Restrictive Covenants. Soil interpretations submitted to cover Soil characteristics. Note on plan and in deed: no drive from lot #1 to New Road.

Dwayne Woodsome moved that we approve Preliminary Plan as presented with the above recommendations on Final Plan subject to hydro study review. Michael Hammond seconded the motion. Vote was (4) in favor (1) opposed. Motion passed.

VII OLD BUSINESS:

MOUNT HOLLY, INC. SHERBURNE WOODS

Public Hearing two weeks ago and had asked for Preliminary acceptance and was told that Public Hearing would be reviewed.

Dry hydrant - Mike Emmons did not see feasible placement of dry hydrant. Was told that Mr. Emmons could write the board or endorse letter of Mount Holly submitted and placed on file.

Driveways for lots 3, 4 and 5 should be in place (installed) to the edge of the right of way. Mount Holly not a housing developer. Do not typically place driveways. Feeling of Mount Holly is that driveways except lot #1 are pretty obvious for placement of drives. Do not envision any problem with drives placement. Note on plan Private until dedicated to the Town. Preliminary except for finalized Hydro study, erosion control, soil and water conservation plan. Gillespie will make addendums. Fault found on lots #2 and #6 septic lines. Test pit lined up for monday, design for systems will change.

Michael Hammond moved to approve Preliminary Plan as presented subject to Hydro study and erosion control plan. Anna Jackson seconded the motion. Vote was (4) in favor (1) abstention. Motion passed.

Item cropped up. Letter from DEP recent rule changing April 26, 1988 changing regulation of review. Mount Holly advised by attorney request DEP placed in file packet of communication. Reason for DEP portion falls within 250 ft. shoreland zone. Prior to this ruling this was not so. Requesting that the Board find as Mount Holly that a substantive review was complete or complete application by 4/21/88. Town differ in stages of completion therefore, the allowance by DEP for the town to clarify.

Draft letter to DEP stating that complete application dated 1/13/88.
CC Mount Holly

November 9, 1988 Final Plan submission. Five days presubmission to Andrew Timmis, Town Planner.

TOWN PLANNERS REPORT

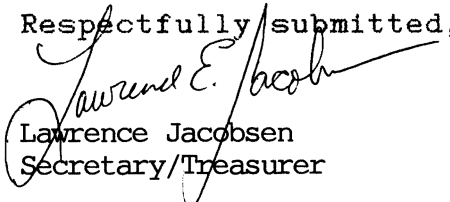
Site Plan Review Workshop in Augusta Monday, November 14, 1988 at the Civic Center. Notify Sharon if you plan to attend so this can be sent in.

Roland Denby moved to approve 10/12/88 minutes as printed. Lawrence Jacobsen seconded the motion. Vote was (3) in favor.

Final signatures on Evergreen Apartments - Sumner Campbell's Project.

MEETING ADJOURNED AT 10:48 P.M.

Respectfully submitted,


Lawrence Jacobsen
Secretary/Treasurer

