


TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



OSSIPEE WOODS II PUBLIC HEARING

OCTOBER 27, 1988

Present from the Planning Board was Roland Denby, acting chairman. Arriving later were Dwayne Woodsome and Lawrence Jacobsen. Andrew Timmis, Town Planner and approximately 25 people in attendance.

Review for Development Ossipee Woods II by Kasprzak Landbank. Ossipee Woods I has four houses built in it along Chadbornes Ridge Rd. New Development behind and bordering flowage. Fifty-seven lots acreage 198.6 of which approximately 64.5 at this time to be placed in a conservation easement.

Steve Kasprzak introduced several people in attendance that are consultants to this project. This project will go to DEP for review. Initially this goes to the Planning Board then to DEP. Due to some of the recent findings of requirements of Saco River Corridor Commission the number of lots is now down to fifty-four. This is mainly due to the required frontage requirements of SRRC. A 100 ft. buffer to remain untouched along the flowage, the brook and the heath areas in the development. All natural vegetation will remain untouched. If things work out 64.5 acres will be deeded to the town for possibly a boat launch, picnic area, parking area for the open space and boat launch. Intent is for this area to be open to townspeople only. Access is available at other places. Covenants for residents only. DEP would have to approve. Access into park area off cul-de-sac, public space sitting by itself to provide privacy for neighbors. The project area is approximately 1 mile from Chadbornes Ridge Road to the point. This could be used as a cross country ski trail. Arrowhead should not fluctuate since the new owner of the dam has built a small electric plant with spill area to allow for overflow in the spring. Minimum of two acres in size for each lot. Not to be built in a rapid time frame. Hydro ground study borings throughout the site. Thirty-five to forty feet to the water table. Seismic refraction testing done to determine ledge. Five or six lots might have to be eliminated. After extraction will reloam and reseed. Mr. Kasprzak was involved with another project with Blue Rock. Houses after reclamation, a few years ago, were over \$200,000. Extraction does not mean the area cannot look nice afterwards.

State law allows extraction to 2 1/2 ft, from water table. Mr. Kasprzak will stay ten feet from the water table. Phasing plan this project could take fifteen (15) to twenty (20) years to complete maybe longer. Mr. Kasprzak explained that the area to be deeded to the town on the water would make a nice swimming area due to the flushing action of the water at the narrow area. At completion of phase one this could be donated to the town. Mr. Kasprzak wants this area to be controlled not to be a headache for the people in the subdivision.

Best possible exits for gravel extraction to be used with time limit during certain hours. Location of road for extraction? Brian Orcutt has been approached regarding easements to allow passage. Road to be approximately 400 ft. from Mr. Raymond. Phase one time frame not really known. Entire project 15 to 20 years.

Intent is to snip & chip about 10 acres, extract then replant hopefully to use trees on other portions of the project. Phase to be done before sale of lots.

When this is done will this have a variation in altitudes or flat? Heaths are at different levels six to seven ft. lower from Chadbournes Ridge Road each heath approximately six ft. lower to next, etc.

Catch basins will take water from the roads and will have holes for water to go back into sand. The variation overall more than 4 to 8 ft. Ridge area reduced width 50 to 75 ft. Some of the ridge bordering Lake Arrowhead would be taken down. No water to go toward Lake Arrowhead.

Visual impact-houses will not be visible from Mr. Lords down. You might see roof tops. You might see four or five houses from Chadbournes Ridge Road. Houses behind Mr. Davis will be approximately 500 - 600 ft. away.

The Fire Chief has reviewed the plan regarding dry hydrants. One by the dam and one by the proposed boat launch. School has been involved, post office for mail delivery, various boards and committees for site walk of property. All comments will be submitted to the Planning Board.

Various wells? Type? Gravel packed wells intended, depth 15 - 20 ft. probable. Water analyzed excellent water, drilled wells high iron manganese. Mr. Roberge has both sand packed and drilled and the sand packed at 33 ft. has not been pumped dry.

Approximately 1 year ago this project was presented to the board. This is not an over night project. The town attorney is addressing extraction 500 ft. from water body. Plan to request through the Selectmen and Planning Board to allow extraction to within 100 ft. of water body. With certain performance standards, not create a pit etc. hopefully for March Town Meeting. U.S. maps 1940 grandfathered but Zoning would supersede. Several pits in town that do not meet this. Several noted. Town would need to address these as well as Mr. Kasprzak's. SRCC does not allow extraction within 100 ft. If blasting is necessary it would have minimal impact. In Kennebunk Mr. Kasprzak used seismographs were used to control size of blast for minimal impact.

Dry hydrant - a 90 degree angle pipe going into a water body allowing a fire truck to pump from road. Placement as previously noted.

Covenants to be placed on property, grading etc. Should be doing most of the building himself.

Mr. Kasprzak looking for approval sometime next summer. First house to be constructed in maybe five years. Houses not to be spec houses. Eight or ten lots to be done at a time.

Number of yards of gravel to be extracted? Approximately 2 to 2 1/2 million yards.

Homes at the top of the project expected to be marketed first.

Hearing closed at 7:47 P.M.