

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD DECEMBER 22, 1988

MEETING CALLED TO ORDER AT 7:55 P.M.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Michael Hammond, Dwayne Woodsome, Lawrence Jacobsen and Douglas Foglio who chaired the meeting.

II **MINUTES OF PREVIOUS MEETINGS:**

Anna Jackson moved to accept the minutes of November 21, 1988 as printed. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (3).

Dwayne Woodsome moved to accept the minutes of October 26, 1988 as printed. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

Anna Jackson moved to accept the minutes of October 27, 1988 as printed. Roland Denby seconded the motion. Vote was unanimous in favor (4).

Anna Jackson moved to accept the minutes of November 9, 1988 as printed. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (3).

Anna Jackson moved to accept the minutes of December 14, 1988 as printed. Roland Denby seconded the motion. Vote was unanimous in favor (3).

III **COMMUNICATIONS AND BILLS:**

1. MAP Newsletter November/December Issue
2. Letter from Mr. Nolette's Attorney
3. Letter from J Prendergast Conditional Use Request
4. Erosion & Sedimentation Control Procedures
5. Info Re: Woodland Heights Subdivision
6. Info Re: Richardson Subdivision
7. Info Re: Pace Landing Subdivision
8. Info Re: Sherburne Woods Subdivision
9. Letters from BCI Geonetics, Inc.
10. Info from Selectmen's Office Re: Special Town Meeting
11. Zoning Ordinance Changes by Kasprzak
12. On Site Committee Report
13. Interoffice Communications
14. Info Re: Comprehensive from Market Decisions, IEP, Inc.
15. December Issue NEXUS

2. Mr. Nolette's Attorney was contacted by Chairman. As of this date the attorney has not responded by phone to the chairman.

**IV REPORT OF OFFICERS:**

**V REPORT OF TOWN PLANNER:**

**VI APPOINTMENTS:**

8:00 P.M. DROWN AGENCY WOODLAND HEIGHTS SUBDIVISION  
8:30 P.M. RESCHEDULED  
9:00 P.M. JAMES TOOTHAKER CONDITIONAL USE REQUEST

**8:00 P.M. DROWN AGENCY WOODLAND HEIGHTS SUBDIVISION**

Present were Peter Delfonzo of Sebago Technics, consulting Engineer and Road Commissioner, Fred Fay.

Developers are requesting Preliminary Approval. Updated revisions have not yet been reviewed. Town Planner, Andrew Timmis recommended to the Board not to accept Preliminary at this time.

Rodney Chadbourne of Middle Branch Engineering spoke on the six concerns that were brought up at a previous meeting.

1. Ditch
2. Peter Garrett
3. Depth of Pond needed clarification
4. Outlet
5. Investigate the use of Town Water
6. Protection for Fire.

Mr. Chadbourne addressed these in reverse order.

6. Investigated alternatives determined by Mr. Greer. Water on the hill could be dug recharged would probably be a problem.
  5. Water: Relied on hydro study on site. Water is feasible area delineated on each lot for water location.
  4. Outlet: Concrete out fall. Recommendation from Ray Voyer soils corrosive on metal. Reinforced concrete now projected for entire development.
  3. Total depth of pond to be 16 ft., 10 ft. for constant fire protection with a 6 ft. dry storage for storm surge. Slope to pond to be 3 to 1 pitch. Leakage around pipe not believed to be a problem. If requested an anti-seepage collar could be used.
- Ray Voyer's letter of 11/30/88 noted. Soil Suitability (building of dam) imported material should be used for creation of berm this has been worked out. P. Greer stated the plan showing velocity in ditches and erosion control need to be addressed other than this Ray Voyer was in agreement by phone conversation.

There should be enough flow through the detention pond to keep the pond from being stagnant. The only potential time the pond might be stagnant would be during drought conditions. Have investigated going to the Army Corp of Engineers, acreage greater than an acre. They will contact Ray Voyer and check on this.

Letters from the town hired consultants not in hand.

2. Peter Garrett's letter regarding the area by lots 12, 13, 14, and 16 the developer chose to go to a common septic system. No second site show on plan. A second site will need to be shown as well as an easement. Pits calculated for 350 gal. per day per house.

Three possibilities for water supply. Individual wells, community system or town water. Peter agreed in the principle approach however needs time to review information sent.

If water system was used an underdrain could be laid at the same time. The concept chosen by the owner seemed the most reasonable. Project is laid out to provide both services on site.

1. Ditching of drainage: concept looked at. Ditches on both sides of the road. Second detention pond to insure flow restriction leaving site stays the same as it is now. A berm to be constructed to detain water at a shallow depth. Drainage plan reviewed. Additions will go to DEP for approval. Two intermittent streams on the site. Ditches to be 1 to 1 1/2 ft. deep from the edge of the road, with 3 to 1 pitch. Still no provision to drain sub base of road. With stone surface on bottom of drainage ditch it will act as a french drain. This will allow water in base surface to drain.

Peter Delfonzo agreed with the concept. Usually economics determine which way drainage is handled drain tile vs. ditching. Area surrounding second detention pond has a high water table 6 months out of the year. Berm not a basin to be used using natural topography. Should handle peak of storm within 12 to 14 hours. Rate of flow to be the same. Existing culvert does not handle the current water flow. Possibly Mr. Laskey could be contacted regarding drainage on property line and the state could be petitioned to replace culvert. This would look far better than a berm. Peter Greer noted he would talk to the state regarding the replacement of the culvert. A package to be put together and given to Peter Delfonzo for review. Peter noted that the bottom of the ditch has to be below sub grade of road and they need to show that the flow will be below sub base. Velocity needs to slow down. Dwayne Woodsome moved to place this on hold until the three reports are in.

Fred Fay, Road Commissioner commented that if the road in the proposed development is spongee that he as Road Commissioner would recommend to the Town that they not accept these as Town Roads. He was also concerned with the depth of the ditches and the maintenance of them.

If a letter from Mr. Laskey could be presented to the board and the culvert replaced this would be preferable to the Board over the use of a berm. Rodney Chadbourne requested that they be able to return at the January 11, 1989 meeting. Andrew Timmis expressed his concern with the time frame not enough time for the board to review and make recommendations. This would be pushing it a little close. Could the french ditch be deleted on the down side from station 250 to station 950? Developer to consider a drain pipe from station 950 to the Goodwins Mills Road. Board felt that the ditch on down side could be deleted and with the money saved from this the developer should consider the drain pipe. After information is in place to Town Planner and reviews complete with all reports in the board could schedule a workshop. A tentative date was set for the workshop for January 12, 1989 at 7:30 P.M.

**9:00 P.M. JAMES TOOTHAKER**

Mr. Toothaker has purchased the two abutting lots to his property and does not wish to add to existing cottage. He instead wishes to construct a house, breezeway and two car garage on the two lots. A deed and a plot plan were presented. More information will be necessary for the board to act as well as an on site inspection. On site was scheduled for December 28, 1988 at 9:00 A.M. Mr. Toothaker was instructed that a septic design would need to be presented. He noted that in the deed it notes a 10 ft. walkway easement this easement could be positioned anywhere on the property as long as it exists. After the on site a letter to notify Mr. Toothaker of required information to process request.

**VII OLD BUSINESS:**

**SHERBURNE WOODS SUBDIVISION BY MOUNT HOLLY, INC.**

Plan is complete. Need to address funding for the road construction and questions regarding the upgrading of the intersection need to be resolved. It is customary for the developer to present a irrevokable letter of credit vs bond or trust account. Mr. Grimes stated that the board had not requested and he had never agreed to put money into the intersection. A serious problem exists at this intersection. Traffic going out to West Road only one directional flow. Mr. Beck who is doing a subdivision in this area has agreed to assist in the expense. Question regarding the ownership of the triangular shaped piece of property at intersection. Joanne Andrews attending asked if Mr. Cameron presented a quit claim deed if this would help. Board noted yes it probably would help. Agreement submitted not really good due to the use of a town engineer being required to review before funds could be released. An engineer has not been in on this from the start and this is normally done through the road commissioner and the road review committee.

Dwayne Woodsome moved to approve Sherburne Woods plan as presented. Michael Hammond seconded the motion. Vote was unanimous in favor (5). Mr. Grimes paid all fees due.

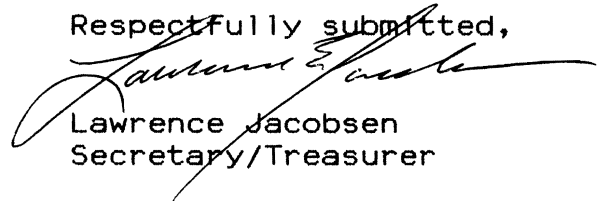
JAMES PRENDERGAST    CONDITIONAL USE REQUEST

After discussion Dwayne Woodsome moved to approve the request under Section 2.08 and 7.01 of Zoning with building dimensions not to exceed 1200 square feet in size including decks. To be a minimum of 70 ft. from high water mark and 30 ft. from north sideline, to limit cutting, use erosion control measures and to be used for seasonal use only. Anna Jackson seconded the motion. Vote was unanimous in favor (5).

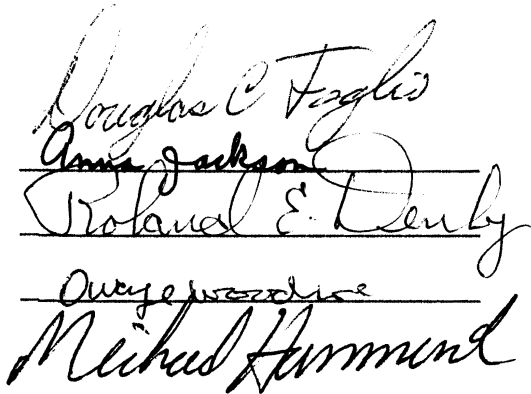
Anna Jackson moved to notify Selectmen that they should schedule the Public Hearing for Zoning Change Proposals. Dwayne Woodsome seconded the motion. Vote was unanimous in favor. (5).

MEETING ADJOURNED AT 12:10 A.M.

Respectfully submitted,



Lawrence Jacobsen  
Secretary/Treasurer



Douglas C. Foglio  
Anna Jackson  
Robert E. Derby  
Dwayne Woodsome  
Michael Hammond