

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

JANUARY 26, 1989

I ROLLCALL: Present were Dwayne Woodsome, Lawrence Jacobsen, and Michael Hammond. Four members are required to constitute a quorum. Information was accepted and the following notes taken to be brought up at the next scheduled meeting of the Planning Board.

APPOINTMENTS:

8:00 P.M. DAVID DUNN - WES HALL ORCHARD HILL FARM SUBDIVISION

Briefly reviewed project to update the Board as to the progress of proposed subdivision. Preliminary Plan submitted for review. Town Planner noted that a complete package has not been submitted. Missing information included review by York County Soils. Mr. Dunn has been in touch with YCS and noted comments would be addressed. One being culvert velocity and location of speed bump at the end of the drive. Also a previously submitted deed restriction allowing property of lot #3 to be further divided to abutters only and only in the amount of total five acres total. Smallest dimensions for lot #3 if divided further would be 25.85 acres.

Board suggested that Mr. Dunn construct Courtland Drive with no greater than a 2% grade. Preferably 0% for the first fifty feet. If this were presented the Board would consider waiving the 10% grade for the remaining drive. Courtland Drive to be owned solely by lot #3. Never to be maintained or dedicated to the Town of Waterboro. Thirty five foot greenbelt on the road. Notes to be forwarded to all members. Board to forward a response to Mr. Dunn. Preliminary/Final possibly at the next meeting pending Boards decision regarding Driveway.

Work schedule Town Planner recommends Dan Fleishman to review subdivision plans until a replacement planner is found. The Board might need to modify the job description for the Town Planners position to clarify certain areas prior to hiring a new planner.

COMPREHENSIVE PLAN

Deadline for filing work plan is February 17, 1989. State basically looking for proportionate control. A certain amount of work has to be accomplished before the State releases funds. There are funds provided for Regional Planning to assist the towns.

Public Hearing on February 2, 1989 the Board should take time to finalize the schedule and fill out the application. Ideas should be gathered Chris Huck would assist in filling the application as well as assist with the estimated printing cost for approximately 1500 copies of comprehensive plan. Areas should be designated for Consultant and the Planner. Salaries for staff, clerk, town planner included. Members to review information. Chris Huck to come in at meeting on February 2, 1989.

Drown Agency:

Should the Board require a fifty year bond for the maintenance of the detention pond? Also if the roads are dedicated to the town who will bear the cost when the sewerage lines that go under the road need repair?

Sharon to call all members for the meeting on February 2, 1989.