


TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



PROPOSED CHANGES TO ZONING - ^{PUBLIC HEARING} SUBDIVISION - SITE PLAN REVIEW ORDINANCES

FEBRUARY 2, 1989 7:30 P.M.

Hearing called to order by Chairman, Douglas Foglio at 7:40 P.M.

Planning Board Members in attendance were Roland Denby, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome, Michael Hammond and Chairman, Douglas Foglio.

Two citizens in attendance for hearing.

Purpose of the hearing to review proposed changes to the Water Study portion of Subdivision Regulations, clarification of subdivision in the definitions of subdivision regulations, review of Site Plan Review Ordinance changes and review of changes to Zoning Ordinance.

Chairman Read Proposed Change to Water Study:

Basicly this more clearly defines what information is expected. To assist in a more timely review by hydrogeologist. Wells are for detection of water flow not for drinking water quality. Determines a potential flaw or something amiss or scrub the entire project. Once review is started this would determine a certain format. The town has three consulting firms available for developers to choose from for review of the water studies required. The hydrogeologist reviews the project for the town at the developers cost. All expenses are paid prior to Final Approval.

Section 4 and 6 Read; 6) should or will? believed that they both share the same intent. Previously adequate drinking water was required now the water quality required. This is all dependent on soil type and water flow. Many towns are finding potential problem. This sets standards to counteract this potential problem.
Remainder Read.

State Law referred to regarding Gift Lot. The town recognizes the need for clarification of subdivision. The changes would help to do this. The Planning Board has as of last town meeting \$10,000. set aside for legal fees. These changes would help in the process of illegal subdivision prosecution.

Subsection 6. reasonable time (should amount of time be set)

Section to be added to Section 9 of Zoning explained.

Further defines the way in which developers are to figure design standards for storm water management.

Lastly Site Plan Review Ordinance Changes:

Read by the chairman.

Structural Changes: Should this be checked out (new definition that excludes fences in the definition?)

Doug Yohman

Would 9.5.1 C. include road salt? In a subdivision the concentrated content should possibly be considered?

Comment by Mr. Yohman regarding an existing problem with a culvert on Roberts Ridge Road. Is this type of problem reviewed in a subdivision process? It was noted that this problem has been reported to the Road Commissioner and that the Road Review Committee reviews all new roads in subdivisions during construction.

Hearing closed at 8:34 P.M.