

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 8, 1989

MEETING CALLED TO ORDER BY CHAIRMAN DOUGLAS FOGGIO AT 8:07 P.M.

- I **ROLLCALL:** Present were Anna Jackson, Roland Denby, John Roberts and Chairman Douglas Foglio, and Michael Hammond.
- II **MINUTES OF PREVIOUS MEETINGS:** December 22, 1988, January 11, 1989 and January 19, 1989.

III **COMMUNICATIONS AND BILLS:**

1. Letter of Credit for Sherburne Woods - Mount Holly
2. Letter from York County Soil Re: Orchard Hill Farms
3. Notice of Decision ZBA Re: Agan and Leighton
4. Info requested of Donald Knight
5. Letter from K Lovell Re: Proposed Amendments Site Plan
6. Notice of Public Hearing SRCC
7. Application for Site Plan Review
8. BCI Geonetics, Inc. Re: Woodland Heights
9. Waterboro Conservation Commission Re: Land Purchase
10. February Issue UPDATE
11. Work Plan Submission Form for Comprehensive Plan
12. Proposed Changes needing Action

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **APPOINTMENTS:**

8:00 P.M. SMRT  
8:30 P.M. BILL HOBEKE  
9:00 P.M. RESCHEDULED

**SMRT REGARDING WATERBORO ELEMENTARY SCHOOL ADDITION**

Representative from SMRT present. School looking for feedback. Addition 10,000 sq. ft. School with addition to house around 600 students. Design for two drop off points for students. Septic sized for addition when originally built. How much additional run off projected? Not yet calculated. Will detention area take care of extra run off. Area of concern (detention pond, traffic flow on route 5) School agreed when they constructed the elementary school to place lights this has never been completed. Engineer aware of light concerns. Pupil traffic on Old Alfred Road directly to playground area. Old Alfred Road is now a State Aid road due to the increase in traffic. Children are allowed access through playground.

Septic system function problem at present. Mark Petersen, Principal of the Waterboro Elementary noted that apples and a T-shirt had been flushed which lead to the problems. Trap system in cafeteria to be installed. System not yet designed. Fire Department has not yet reviewed the plan it was suggested that this be done. No sprinkler system all classrooms have exit to outside.

Possibly look at hydrant at entrance/exit for fire purposes with a line going to school that trucks could hook into and pump water in to the school. Also for fire purposes possibly an access design that would not potentially create a bottle neck. Potential for second access from parking lot to main access. Widening road from parking lot another land width. Fire Drill procedure reviewed by Mr. Petersen.

Referendum vote next week. If accepted, changes can be made. Preliminary meeting, changes reported to Board. Plan can be mailed or dropped off.

#### **MR HOBEKE OF STRUCTURE & DESIGN**

Property owned by Doug Evans. Exploring potentials for development. Starting out with asking Board guidelines that would fit Planning ideas. What segment needs housing?

108 acres approximate. Some ideas: area around brook would include land for Public access for skating by the old stone dam. DEP has noted the area could be cleaned and used. Clustered housing an option. Community features for development and some for the town. First time home buyers? Subsidized? Bond interest deferred, loans at 3% - 4% less. Possibility of taking traffic out to the West road. Community need?

Clustering allowed. Density requirements cannot be decreased. Each house clustered minimum of 1 acre. Hydro study community system? Properly engineered board would look at it. Units are found hard to market. Conservation easement deeded rights for citizens to utilize property without losing taxation. One piece given with \$4,000. maintenance bond. Density looking at approximately 20 units. Wetlands discounted approximately 70 - 70 acres remaining. Site distance on Middle road might be a problem. Old Dam if restored would be beautiful. Nice community area potential. Site walk to view property. Planning for the future? What would be desirable? Pond for skating, swimming, fire pond? Site Walk scheduled for March 1, 1989 at 11:00 A.M.

Douglas Foglio the contact person until Planner is on line. Sharon to remind members of site walk.

## **VI OLD BUSINESS:**

### **ORCHARD HILL FARMS**

Last meeting the Board did not have a quorum. Note 15 on plan reflects concerns voiced. Specifics for road remaining private issue addressed. Road profile no more than 2% grade. Reduced to 1% grade for almost 3 car lengths. Letter from York County Soils meets all specifications and criteria. Developer to build the road. Letter from York County Soils everything complete accordingly. Culverts if seeded within 15 days would not cause erosion. Speed bumps not necessary due to road going in lots sold and developed. Alteration to subdivision if more land for sale of property to abutter would subdivision plan need to be updated?

Completed plan looking for Preliminary/Final Approval.

Addressed concerns at last meeting. Noted that entire board to decide.

Believed if recorded allowing a change a new subdivision plan would not be necessary. If property is sold deed would show change. Without note of no further subdivision, subdivision of area could take place.

Dwayne Woodsome moved to approve as Preliminary Plan. Michael Hammond seconded the motion. John Roberts abstained from voting due to his being an abutter. Vote was (4) in favor, (1) abstention.

Final Plan - Engineer surveyor signature mission. Final Plan of Orchard Hill Farms contingent on Engineer and Surveyors signature at next meeting under Old Business February 23, 1989.

Dwayne Woodsome moved that Final Plan be accepted as Complete Package with exception of signatures of developer/owner and surveyor. Michael Hammond seconded the motion vote was (4) in favor (1) abstention.

### **ALDER ACRES**

House built in Alder Acres. House built 85 ft. off road. Cul-de-sac not at finish stage and the house is too close to the lot line. Selectmen suggested moving the cul-de-sac. Can this be done? No homes on lots 3, 5, and 6. Two lots on the cul-de-sac off set the circle. A tight 90 degree turn out of circle. Possibly sweep the line on side of cul-de-sac abutting lots 5 and 6. Approved subdivision when people purchased the lots. People owning lots may have to sign off. Suggested Wes check with his attorney. Also check to see if the owners need to sign off on plan. Cul-de-sac to be worked on as soon as weather breaks. Mr. Leighton noted this was a costly error on his part. Public Hearing originally held. Public

Hearing might be necessary to cover the steps. Surveyor has not sent verification of area removed from approved lot. Area remaining? Board will need a letter verifying lot size of lots 2, 3, 5, and 6. Mr. Leighton noted he did not want to have everything done and Board not be able to do anything. Public Hearing for February 23, 1989 at 7:00 P.M. prior to next regular meeting. Leightons will need to determine the need for lots sold in subdivision need to sign off? If a Public Hearing is necessary? Verification of lot sizes with change to cul-de-sac. Kathy Leighton to contact Sharon on 2/21/89 with results. Dwayne Woodsome moved to set Public Hearing for 2/23/89 at 7:00 P.M. for alteration to Alder Acres. If alterations are not in by the close of day on 2/21/89 Public Hearing to be cancelled. Anna seconded the motion. Vote unanimous in favor (5).

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

Letter of credit presented one month prior. Well written, similar to others on record. Michael Hammond moved to accept letter of credit from Mount Holly, Inc. for Sherburne Woods Subdivision. Dwayne Woodsome seconded the motion. Vote unanimous in favor (5).

**STORM WATER MANAGEMENT:**

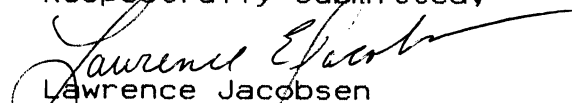
Dwayne Woodsome moved if approval is needed by vote of the town this be forwarded if not his be approved at this time and duly enacted. John Roberts seconded the motion. Vote unanimous in favor (5).

**LETTER TO CONSERVATION COMMISSION:**

Dwayne Woodsome moved that the chairman and Sharon draft a letter to the Conservation Commission. John Roberts seconded the motion. Vote Unanimous in favor (5).

Meeting Adjourned at 11:50 P.m.

Respectfully submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer

