

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING WATERBORO PLANNING BOARD MARCH 8, 1989  
MEETING CALLED TO ORDER BY VICE CHAIRMAN JOHN ROBERTS AT 7:47 P.M.

- I ROLLCALL:** Present were John Roberts, Anna Jackson, Roland Denby, Lawrence Jacobsen, Michael Hammond and Chairman Douglas Foglio, Sr.
- II MINUTES OF PREVIOUS MEETINGS:**  
Roland Denby moved to approve Dec. 22, 1988, Jan. 11, 1989 and Jan. 19, 1989 as printed. Anna Jackson seconded the motion. Vote was unanimous in favor (4).
- III COMMUNICATIONS AND BILLS:**
1. MAP Bimonthly Newsletter
  2. DEP Shoreland Zoning News
  3. SMRPC Newsletter - February
  4. BCI Geonetics, Inc.
  5. SMRPC Re: Comprehensive Planning Contacts from Chris Huck
  6. Lincoln Institute of Land Policy Land Lines
  7. Natural Resource Highlights Community Planning
  8. Legislative Info from Bonnie Titcomb
  9. Letters from CEO Re: Illegal Junk yards
- IV REPORT OF OFFICERS AND COMMITTEES:**  
Treasurer Reports \$794.86 in account one check \$205.09 outstanding. Treasurer notes is the Checking Account necessary?
- V APPOINTMENTS:**
- 8:00 P.M. TIM MCCANDLESS Did not show  
8:30 P.M. SEBAGO TECHNICS  
9:00 P.M. RESCHEDULED
- VI OLD BUSINESS:**
1. Alder Acres
  2. Woodland Heights
  3. Orchard Hill Farms
  4. Sears
  5. Structure & Design - Site Walk Rescheduled

**ALDER ACRES WES AND KATHY LEIGHTON**

Plan presented reviewed original subdivision plan notes 193.71 on line of right of way now noted as 197.71. This presents a problem will have to be corrected. Mr. Leighton also to add: to Old Alfred Road on the plan where previously noted on original subdivision plan.

John Roberts moved to sign Alder Acres revision when revised revision (197.71 ft. to 193.71 ft. abutting Allaire lot) is turned in. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (5).

**RICK SEARS BASSLAND ACRES**

The Planning Board did not request placement of driveways prior to issuance of building permits. Road Commissioner did not pick this up when issuing driveway entrance permit. Drive placement near the knoll is blind. Could be a problem as traffic flow increases. Drive placement is approximately 50 - 60 ft. from the noted placement on the approved subdivision plan. Occupancy permit has not been issued. The Board has to be concerned with the general welfare of the public as well as the individual. Lot #7 appears to have used an old wood lot road for the entrance. There appears to be a catch basin for water where the driveway should go. Mr. Sears appears to have moved 5 to 6 yards of rock.

John Roberts moved before a certificate of occupancy be issued the driveway should be brought up to specifications as per subdivision plan of Bassland Acres. Lawrence Jacobsen seconded the motion. Vote was (3) in favor (1) abstention.

Dwayne Woodsome moved to notify both land owners of lot #7 & #8 that the problem with driveway entrances must be straightened out. At request from owners to meet with the Planning Board to help solve the entrance problem. John Roberts seconded the motion. Vote was unanimous in favor (5).

Discussion regarding future actions by the board on placement of driveways within subdivisions.

A request sometime ago was made to determine the grandfathered status. The pit has been used and Mr. Stanton believed the town was in agreement that it was a grandfathered pit. Mr. Stanton looking for feedback from the board. Survey presented locating existing pits. Two large hills, one plan would be to place mobile home park in keeping with adjacent park. Quality park. The thirty acres towards the water Mr. Stanton would like to develop a campground. General concept to keep to minimal housing. Increase revenue to the town. Looking to place approximately 400 camp sites on the thirty acres. State required ten acre minimum. Approximately 13 sites per acre. Recreational area, roads, utilities provided. Parking to be with each camp site. Mr. Stanton explained the general layout using color coding to designate setback from the water.

Approximately 40 trailers in the mobile home park. Section 1 of trailer park ordinance paragraph referred to. Travel trailers with self contained units. Board expressed concerns and voiced problems experienced. State and Saco River Corridor Commission allow 200 day maximum stay in camp ground.

Mr. Dave Stanton is the sole owner of this property.

Gravel extraction: Hills need to be taken down, approximately 20 acres. Mr. Stanton aware of large aquifer. Difference noted from zoning ordinance and trailer park ordinance. Zoning Ordinance page 38, second paragraph compared with trailer park ordinance. Board believed that the Trailer Park Ordinance was written after the Zoning Ordinance to further clarify. With proper conditions and planning, changes could be made. Both uses are conditional, Planning Board issues Conditional Use Permits.

Isolating people owning cottages, possibly fencing or plantings needed to block area. Responses from 2 out of 3 people owning cottages both were favorable.

Rough sketches for presentation at initial Public Hearing. First week in April aerial photos to be taken for topography. Board noted the town had just recently had photos taken these might help.

First step in the process? Board's general first step at rough sketch is to call a Public Hearing. Before a lot of investment is made, changes easier and least costly at this stage. Hydrogeologic study will need to be done. Mr. Stanton noted his intent to work in harmony with the town.

The third proposal is for single family residence. Five lots along Route 5 with access to camping/mobile home park.

Three fold plan. Entrances from these lots, would Mr. Stanton consider drives onto internal road?

How are meetings scheduled from here? Board has in the works notification 14 days prior to a Board meeting. A meeting will be scheduled. Mr. Stanton to send in sketches and a Public Hearing will be scheduled.

Site walk to be within the next six weeks. Call Sharon when ready the Board will try to set up a Public Hearing. Road system laid out. Would the Board prefer housing development or camp ground? Trailer park additional water uses could be restricted. All trailers to be removed from site by a designated date? Possibly Columbus weekend. Mr. Stanton noted he would be willing to work with the board on that. He does not want the responsibility of trailers on site during off season. Mobile Home - private ownership.

Walt Stinson of Sebago Technics asked for clarification? Would this be considered gravel extraction or site preparation? Not known at this time. Proposal to flatten the area not hollow it out. On site could possibly help determine this. The town used an area for stock pile of sand and salt for approximately 6-7 years.

**ORCHARD HILL FARMS**

**DEERING RIDGE ROAD**

**DAVID DUNN**

Cortland Drive could be extended. Each parcel stands on its own merits. Could potentially be six lots. The Town attorney suggested the following:

New Condition

Only single family residence and accessory structures are permitted, at no greater density than one dwelling unit per lot.

#4. Lots 1 and 2 are restricted against further subdivision. Lot 3 can be further subdivided for enlargement of lots 1 and 2 and of property described as now or formerly Jarvis, provided combined area of all conveyances from lot 3 does not exceed 5 acres. Any additional division of lot 3 is prohibited. Further division of lots 1 and 2 or of Jarvis lot either in present configuration or as enlarged is prohibited.

Note to Mr. Dunn: Note 1 on the subdivision plan needs to be clarified. Contact town attorney have bill forwarded to Planning Board. Mr. Dunn chose to have Town Attorney write up changes as requested by board rather than use his own attorney to save time.

#### **WOODLAND HEIGHTS                      DROWN AGENCY**

Board now without legal counsel. Informed by attorney that other counsel may be necessary. Board needs questions answered and this has not been addressed by the board.

Request made to DEP by Town Planner. The board was not aware that someone from DEP had been assigned to the project.

Rodney Chadbourne noted 9-15-88 submission to DEP. Info filed, amended application. Revised set to Town Planner of drawings. Drainage calculations revised, 40 pages narrative.

Many areas noted by the Planning Board have been noted by DEP. Planning Board has 30 days to file correspondence on projects. Since the Board was not notified in a timely manner of the project manager, correspondence has not been possible.

R. Chadbourne: Changes as per Ray Voyer's suggestion have been made. Application to DEP is on going. Requesting Preliminary Approval.

Comments regarding septic designs for several lots placement of beds on one lot. Piping will need to go beneath a road that will potentially be accepted by the Town. This could create problems. Would the developer be willing to place a bond for this?

R. Chadbourne: Noted that P. Garrett had recommended this design. Should this lot be allowed to be built on? Person buying the lot, maintenance of systems, etc. Again this is something the Board would like to check through with an attorney.

All reports coming to the Board note minimum standards met. Chairman of the Board noted new Storm Water Management Design Standards added to the Subdivision Regulations.

This year open ditching has presented the town with real problems. The state has had to steam culverts this winter as well.

R. Chadbourne noted over designed by approximately .2. Peter Delfonzo and Pinkham & Greer have worked on this. P. Delfonzo, the towns consultant says it works. A copy of the Storm Water Management Design Standards was given to R. Chadbourne. Mr. Chadbourne asked if the Board was going to require this project to meet these standards? Chairman noted not response at this time. Mr. Chadbourne noted the drainage plan has been exhaustively reviewed. Board noted feelings that the underdrain would work better.

Mr. Chadbourne noted every recommendation made by the Town Planner has been addressed. What is the project lacking?

Possibly the lot with the septic systems to remain for that use only as an open lot.

Mr. Fogg has been in touch with the chairman regarding this project. Expressed his feelings to the chairman. Chairman had responded with background information on the project and what the stumbling blocks had been to date.

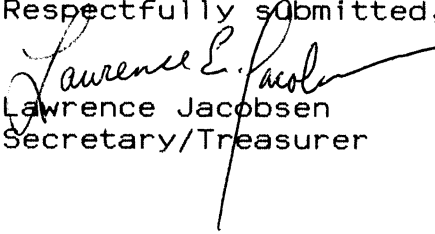
If application is complete what now happens? When determined completed vote will be necessary for Preliminary. Board has 60 days to determine completed plan. DEP to be contacted by the chairman. Noted time to reach project manager was between 8:00 and 8:30 A.M. Board members could change in the next 60 days. Application for drainage has been sent out 120 day clock running. General information to be reviewed by Board members. Clustering would not change the location of houses. Cutting addressed in home owner's association. Well sites approved by P. Garrett. Access to 200 ft. buffer around project. During construction procedure siltation will exist. R. Voyer's letter dated 2/14/89 referred to. Can be accepted as completed.


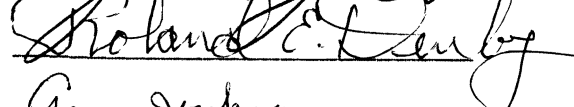

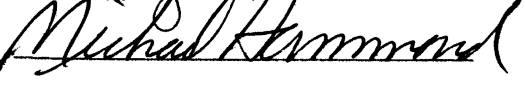
John Roberts moved to accept Woodland Heights as a Completed Preliminary Plan Application. Michael Hammond seconded the motion. Vote was unanimous in favor (6).

Five copies of Preliminary Plan and C-1 were presented for completion of package.

It was moved and seconded to Adjourn the meeting at 11:30 P.M.

Respectfully submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer

  
  
  
  
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