

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING



WATERBORO PLANNING BOARD

APRIL 13, 1989

MEETING CALLED TO ORDER BY CHAIRMAN DOUGLAS FOGLIO.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Dwayne Woodsome, John Roberts, Lawrence Jacobsen and Chairman, Douglas Foglio.

II **MINUTES OF PREVIOUS MEETINGS:**

III **COMMUNICATIONS AND BILLS:**

1. Dept. of Economic and Community Dev.
2. Literature from U of M on Use of Computers
3. PATCH Newsletter
4. Info from Land Use Consultants
5. New England Environmental News
6. Applications for Wetland Alterations from DEP
7. April Issue of UPDATE
8. Letter from Middle Branch Engineering
9. Saco River Corridor Commission Letter of Intent
10. March Issue of NEXUS
11. Letter from Smith & Elliott Re: Orchard Hills Subdiv.
12. Letter from Smith & Elliott Re: Elwyn Owen v. Town
13. Interoffice Communications

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **APPOINTMENTS:**

8:00 P.M. WILLIAM PRIANTE  
8:15 P.M. CHARLES SYLVESTER

**WILLIAM PRIANTE            MAP 28 LOT 7            ZONE    AR**

Present were Bill Priante, Mary Priante and Anthony Priante. John Roberts moved to grant William Priante permission to live in Camper Trailer on weekends as approved on July 23, 1987, approval to start June 30, 1989. Roland Denby seconded the motion. Vote was unanimous in favor (5).

**CHARLES SYLVESTER            MAP 33    LOT 12    ZONE    AR**

Mr. Sylvester was present. Request for addition to rear of cottage. Plan submitted with exact changes requested. Report from On site committee: With an updated septic system the request be granted. Anna Jackson moved that under Section 2.03 and 2.08 allow Charles Sylvester to have addition after updating septic system and enclose side as per plan submitted 4/13/89. John Roberts seconded the motion. Vote was unanimous in favor (5).

Request from Anna Jackson that on site inspections be scheduled closer to applicant's date to come before the board of to possibly film the on site inspection.

Doug Foglio informed the Board members that Roland Denby, Karen Lovell, town counsel and himself had done an on site inspection of Mr. Toothaker's property. Notification to Mr. Toothaker of the inspection and the Board is awaiting written recommendation from the Town Attorney.

Swearing in of members and Election of Officers to be completed at the next meeting.

Town Planner, Dwayne Morin updated the Board on the Middleview Estates Subdivision Proposal. Board reviewed a letter drafted by Mr. Morin as well as letters from the Road Review Committee, Waiver Request from Grace Palmer, and York County Soils.

Lawrence Jacobsen moved that a new application be required of Grace Palmer for subdivision Middleview Estates. Anna Jackson seconded the motion. Discussion regarding what stage the subdivision would be?

Lawrence Jacobsen moved to amend the motion to new application for Sketch Plan be required. Anna Jackson seconded the motion. Vote was (5) in favor to amend the motion.

Vote on amended motion was unanimous in favor (5). Notification to be sent to Grace Palmer proof of financial capability, sales agreement, and Bond for drainage.

Roland Denby requested that the Board establish a Book for alphabetical listing of subdivisions noting the Book and Page number for future reference. Possible laminating of maps for proper care. Welch Stenographers contacted for cost on laminating. \$1.95 per map for 150 - 300 maps. Tim Nelson will be getting one map done as a sample for the Board to review.

Anna Jackson asked if question regarding illegal subdivisions going undetected for period of five years was wiped clean? Mr. Foglio had spoken to Karen Lovell the day of the on site and she had noted that after 5 years it does not become legal.

**VI OLD BUSINESS:**

1. Site Plan Review/ Wright Special Meeting

**VII NEW BUSINESS:**

1. Conservation Committee/ Steve Kasprzak
2. Laminating Maps
3. Rick Sears/Driveway
4. Back Log of Conditional Use Permit Requests

**Steve Kasprzak - Steve Everett Conservation Committee**

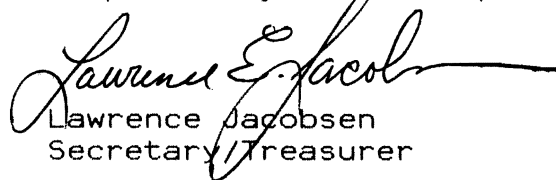
Steve Kasprzak updated the Board on the Ossipee Woods II Project. DEP requested test borings for septic designs on each lot. Due to added expense and loss of time they have decided to extract gravel. Hydro study will be amended. P. Garrett has been notified to stop review until information is resubmitted for gravel extraction.

Wetlands Mapping: Steve Everett who works for Woodard & Curran Engineers of Portland was present to assist in the review. Currently there is a Bill to ammend 10 acre wetland to 1 acre wetland. Shoreland Zoning is being rewritten and gives rule making authority to DEP. Final draft due soon. If DEP and the Fish and Wildlife give these wetlands a Moderate to High value rating restrictions would be placed on 250 ft. buffer around wetlands. Waterboro has 17.2% of its land as wetlands an additional 2% is ponds. If this Bill were passed with the right classification 50 to 60% of Waterboro would not be allowed to do anything. Currently under 10 acres is under the jurisdiction of Army Corp of Engineers. Land truthing of the wetlands was done. Town got a real good deal for the price. Pages 1 through 25 have most of the information. Modeling used was for the Northeast. Basicly this shows that very little destruction of wetlands. Mr. Kasprzak has spoken with the Selectmen and suggested that the Codes Enforcement Officer notify builder if wetland on property upon presentation of a building application. Conservation committee would like to receive information when subdivision plans are submitted where wetlands are inclusive within the proposed development for their review. Ten wetlands were identified as needing more protection. Steve Everett will be working on the Comprehensive Plan.

Town Planner requests a meeting for all interested citizens willing to work on the Comprehensive Plan be set for Thursday, April 20, 1989 at 7:00 P.M. Informational packets will be available for those attending. Demographic questionnaire considered however, most information can be gathered through other sources.

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

  
Lawrence Jacobsen  
Secretary/Treasurer

