

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MAY 10, 1989

MEETING CALLED TO ORDER BY VICE CHAIRMAN, JOHN ROBERTS AT 7:53 P.M.

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

II MINUTES OF PREVIOUS MEETING:
Anna Jackson moved to accept April 27, 1989 minutes as written. Roland Denby seconded the motion. By a unanimous vote motion passed. (3)

III COMMUNICATIONS AND BILLS:
1. SMRPC April Issue
2. Saco River Corridor Comm Notice of Intent & Public Hearing
3. PATCH
4. Info on Land Use Planning Seminar
5. Info from ASPA

IV REPORT OF OFFICERS AND COMMITTEES:
Treasurer reports monthly interest was \$3.46 with a balance of \$805.35.

V APPOINTMENTS:
8:00 P.M. O'NEILL CONDITIONAL USE REQUEST
8:30 P.M. RESCHEDULED
9:00 P.M. DESIGN PROPERTIES

EDWARD O'NEILL MAY 41 LOT 24 ZONE AR

Mr. O'Neill's cottage currently sets on posts. Due to decay he needs to replace the support system by use of one course of cement blocks at the rear of the cottage and three courses at the front. He will need to dig for footings only. He is not winterizing the cottage. The cottage has dropped 6 inches in places.

Dwayne Woodsome moved to allow Mr. O'Neill to put a block foundation under the camp, the camp not to be moved and the use to remain seasonal. Approved under Section 9.03 of Zoning. Roland Denby seconded the motion. Vote was unanimous in favor (4).

CEO REQUESTS CLARIFICATION ALLOWING HIM TO ISSUE BUILDING PERMITS:

Mr. Foglio wishes to clarify the areas that are within his authority to issue building permits within approved subdivisions with substandard lots that can meet the required setbacks allowed by zoning. Mr. Foglio gave an example of a substandard lot with cottage approximately 160 feet from the high water mark.

Mr. Foglio has been through the back log of Conditional Use Requests. Twelve were found to be fairly straight forward cases. The CEO would be will to do on site inspections with the Town Planners assistance and gather the necessary information to assist in clearing the back log. The Board suggested that Mr. Foglio and the Town Planner take measurements and use the video camera for the on site inspections.

Roland Denby moved that if applicants meet existing requiriements and setbacks and have no unique circumstances and are reviewed by the CEO and the Town Planner that he be able to issue building permits. If unique circumstances Planning Board approval recommended. Anna Jackson seconded the motion. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

When approval from DEP for Wetlands Alteration is necessary is Planning Board approval needed? Discussed.

Dwayne Woodsome moved to set a Special Meeting to review Conditional Use Request reviewed by the CEO and Mr. Wright's Site Plan Review on Monday, May 22, 1989 at 8:00 P.M. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

DESIGN PROPERTIES

Site walk was cancelled. Design Properties next appointment is May 25, 1989. Mr. Hobeke to be notified that site walk will be scheduled for Tuesday, May 16, 1989 at 7:30 A.M. at the Town Offices.

VI OLD BUSINESS:

1. STANTON PROJECT:

Mr. Stanton is presenting Phase I of a III Phase project. Will Conway and Scott Brown of Sebago Technics representing Mr. Stanton. Five copies of SKETCH Plan and soil log completed to date presented.

Proposed name Beaver Pond Estates - Subdivision Phase I. Proposing relocation of right of way entrance. Approximately 24 ft. wide access. All lots will access on to internal road. Soils work done, all acceptable. Emergency vehicle turn around proposed. Four lots represent 7.5 acres, the remaining 72 acres to remain in Mr. Stanton's ownership. Gravel extraction in the center of the project and a campground proposed towards water. Board noted that on future plans the total parcel should be included. A fifty-five ft. right of way width with a finished 24 ft. wide road. As project proceeds the need to enlarge or redesign the entrance/exit may be necessary. Mr. Denby noted that this road would be a major access with motor homes, and vehicles passing and the width might not be adequate. Mr. Conway noted that the need of a second access might be necessary. The gravel extraction area upon completion of extraction would be a land lease modular home park. All but one of the owner's of the cottages have been notified and they appear to be in favor of the idea. Mr. Woodsome asked what the deed stated concerning the right of way to the cottages? Deed notes a 20 to 25 ft. right of way access. Mr. Woodsome also expressed concerns with the potential salt contamination on lot #1. Mr. Stanton has checked on this and was informed that a reverse filtering system could be installed if the water showed a high salt content. Check list complete. Sketch requirements met. Anna Jackson moved to accept Beaver Pond Estates/Stanton Properties Sketch Plan. Roland Denby seconded the motion. Vote unanimous in favor (4). Mr. Stanton agreed to build the road to Town Road Standards.

2. Anita Dancewicz

Saco River Corridor Commission Approval received. Cottage is 170 ft. from the high water mark, addition to be 190 ft. from high water mark and within 10 ft. of sideline. CEO can issue building permit. Anna Jackson moved to allow Anita Dancewicz to place a 10' x 14' addition to the side of existing camp. Addition will go no closer than 10 ft. of either sideline. Section 9.01 and 3.03. Dwayne seconded the motion. Vote unanimous in favor (4). This is new construction not replacement.

Roland moved to waive the \$50. Conditional Use Fee and the \$25. fee for the Planning Board Appointment to go towards the Building Permit fee. Anna Jackson seconded the motion. Discussion: On site committee had been out to investigate this request. CEO would be able to handle this. Vote was (3) in favor, (1) opposed. Motion passed.

3. Rick Sears

Dwayne Woodsome reported on the on site: No problem with what's been done. Driveway location is approximately 25 ft. off the intended location. Better placement for lot #8. As long as lot #7 uses the same entrance. Lot #7 appears to have cut an opening. A letter to be sent to the Road Commissioner and the CEO/Building Office stating no egress from lot #7. No Road Entrance Permit to be issued. Dwayne Woodsome moved that Rick Sears deed a right of passage from his drive to lot #7 for common drive. Anna Jackson seconded the motion. Vote was unanimous in favor (4). Also notify realtor for Lot #7 of this entrance request.

4. Woodland Heights

Board reviewed the Check list and notes made by the Town Planner. New project manager assigned is Linda Kokemuller out of South Portland Office. Seeking Preliminary Approval subject to changes requested by DEP. Dry hydrant has been changed to reinforced concrete.

Two out of thirteen review agencies have gotten back to DEP. Botanist will be checking the site. Sheet C-2 shows pavement width incorrectly updated plan to be forwarded. All grades for the road are within allowed standards. Developer looking for Board's recommendation regarding common septic systems for lots 12 - 16. Rodney Chadbourne stated that Bob Gillespie's findings showed each lot being able to support its own system. Peter Garrett showed concern and had suggested a common septic area. Two out of five will probably have an ejector system.

The Board has two choices:

1. An extension can be given until DEP approval is back or;
2. Accept Preliminary Plan with exceptions;

DEP will be reviewing the issue of common septic. Developer would like approval subject to DEP approval. Developer would be willing to do either option with the septic systems.

Board concerned with the liability regarding road restoration if a common septic is used.

If DEP were to accept common septic would the Board accept an easement with a sleeve system with pipe running out side of the road? At this point the developer has provided the technical data and they were caught in a dilemma between the board, DEP and Peter Garrett.

Board suggested considering a lot for common septic to be kept separate in open space. If owned to be owned by the people using it. More open space to be considered. Seven acres now set aside. Project size approximately 97 acres. Rodney pointed out that there was also a 200 ft. buffer area requested by DEP that could be considered additional open space. The 200 ft. buffer will have easement rights. Possible placement of pins denoting the 200 ft. greenbelt. Drainage another concern remaining - underdrain vs open ditching: to be sent to the Road Review Committee. Rodney noted that Tom Greer has looked at the drainage with Peter Delfonzo he confers with the system proposed. The proposed system is 1 to 2 times over designed. Rodney also referred to Ray Voyer's letter.

Dwayne Woodsome moved to approve Woodland Heights Preliminary Plan noting the following questions on septic system for lot #12, 13, 14, 15, and 16, questions on open drainage ditching versus underdrain and question of 10% open conservation area, all falling back to DEP's final approval, if lots are sold separately Drown Agency will be required to place ditches 20 to 25 ft. from road to lot line, all greenbelt areas to be defined by markers. Roland Denby seconded the motion.

Discussion: DEP proposing water system should pipes be requested for this site now? PUC regulations if servicing more than 10 homes are literally impossible. Not feasible.

Open space and septic to be addressed in meantime plans should be forwarded to town committees for input. Board noted to developer that they reserve the right to review the project after DEP approval. Section 6.1.7 of Subdivision Regulations Read.

Drainage Easement with Laskey: Developer had been in touch with the State. The State would replace the culvert if the developer purchases a new one.

Vote was (3) in favor, (1) opposed. Motion passed.
Ron Bourque requested a copy of the minutes.

John Roberts to contact Ken Cole.

Suggestion that Town Planner give a briefing on projects for the Board.

Town Planner to draft a letter to DEP. Send plans of Woodland Heights to the Road Review Committee, Postal Service, Conservation Committee, Fire Department and SAD #57 for review and a comment within 30 days.

On Site Committee Findings:

Jarosz: at this time a certified survey and a copy of their deed be requested. Question of ownership of garage and lot lines. House no wider than 24 ft. and the garage should be moved if on Jarosz property.

Wright Site Plan Reveiw:

To be reviewed on May 22, 1989 Special Meeting.

5. Election of Officers

Board members present asked if Douglas Foglio had been sworn in. At this time unknown.

Anna Jackson nominates John Roberts for office of Chairman. Dwayne Woodsome seconds the nomination.

John Roberts nominates Douglas Foglio for office of Chairman. No second.

Lawrence Jacobsen moved to cease nominations. Anna Jackson seconded the motion. All in favor of motions. John Roberts is the newly elected chairman by unanimous vote (4).

Lawrence Jacobsen nominated Anna Jackson for Vice Chairman. John Roberts seconded the nomination. Anna Jackson declined the nomination.

John Roberts nominated Dwayne Woodsome for Vice Chairman. Anna Jackson seconded the nomination.

Dwayne Woodsome nominated Douglas Foglio for Vice Chairman. Roland Denby seconded the motion. Dwayne declined but agreed if Douglas Foglio did not stay on the board he would fill the position.

Vote for Dwayne Woodsome was (1) in favor (3) opposed.

Vote for Douglas Foglio was (4) in favor.

Lawrence Jacobsen nominated Anna Jackson for Secretary/Treasurer.

John Roberts seconded the nomination.

Anna Jackson nominated Lawrence Jacobsen. John Roberts seconded the nomination. Roland moved to cease nominations. Anna Jackson seconded the motion. Vote was in favor

Vote for Anna Jackson was (3) in favor. Vote for Lawrence Jacobsen was (2) in favor (2) abstentions. Anna Jackson is the newly elected Secretary/Treasurer.

Lawrence Jacobsen moved that due to inactivity with the checking account that the Board do away with the account, that the money in the account be placed in the Town account under the Planning Board and upon request records to be forwarded by the Town Clerk of the account balance. Roland Denby seconded the motion. Vote was in favor (4).

Larry to take care of closing out the account.

Discussion regarding Comprehensive Plan. John Roberts recommended that the board consider recommendation to the Selectmen of a need for a Comprehensive Plan Committee to be made up to supervise the revision process. Board should be completely informed of the process. Town Planner to keep board informed. Please consider this.

Meeting adjourned at 11:18 P.M.

Respectfully submitted,

Lawrence Jacobsen
Secretary/Treasurer

Owage Woodson

John Roberts

Anna Jackson

Roland E. Denby