

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 22, 1989

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:55 P.M.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Judy Carll, John Roberts with Lawrence Jacobsen and Jon Gale arriving during the meeting.

II **MINUTES OF PREVIOUS MEETING:** Anna Jackson moved to accept the minutes of May 22, 1989 as written. Roland Denby seconded the motion. Vote was (3) in favor.

III **COMMUNICATIONS AND BILLS:**

1. MAP President's Report
2. American Planning Association

IV **REPORT OF OFFICERS AND COMMITTEES:**

V **APPOINTMENTS:**

8:00 P.M. MIDDLEVIEW ESTATES
8:30 P.M. OPEN
9:00 P.M. OPEN

MIDDLEVIEW ESTATES MAP 10 LOT 7 & 7-1 ZONE F&A - CONSERVATION

Grace Palmer presented the plan. Requesting waiver of soil erosion/sedimentation control plan and hydro study. This project was originally presented by John Grey. Town Planner noted that previous to this meeting the Board had expressed great concern with the erosion/sedimentation control plan. Grace is requesting SKETCH and PRELIMINARY approval this evening. This same plan had previously received SKETCH Plan approval under John Gray.

Discussion regarding the erosion/sedimentation control plan waiver. The reason Grace is asking is to expedite the project. If drives are placed as presented on plan there should not be more water runoff towards Middle Road.

Grace's intent at current status would be to sell 5 acre lot and hold on to the two remaining ten acre parcels. Town Planner suggested that the soil erosion plan be a condition on the Final Plan.

Anna Jackson moved to deny the taking over of John Grey's presentation of SKETCH Plan and accept the SKETCH Plan presented by Grace Palmer. Roland Denby seconded the motion. Vote was (3) in favor.

It was noted that the previous Plan of John Grey's had deed restrictions this submission does not include those. Green belt to be shown - no cutting within green belt to be a condition of the deed. Noting construction allowed for driveways and CMP pole.

8.8.1 Greenbelts referred to: Town Planner recommended due to sandy soil a 50 ft. greenbelt.

Roland Denby moved that a fifty (50) ft. greenbelt with no cutting of living vegetation within the greenbelt except for driveway entrances. Judy Carll seconded the motion. Vote was (3) in favor.

Driveways - first fifty (50) ft. be installed by the developer prior to building permit being issued. Trees cut, erosion control as presented. Sedimentation/Erosion Control Plan presented relies on a 100 ft. buffer. Sebago Technics to address issue of drainage if a 50 ft. buffer is used.

Roland Denby moved that surface and drainage evaluation be adhered to require 50 ft. of driveway be in place prior to sale of lots or building permit being issued, culverts will be at the discretion of the Road Commissioner or according to driveway entrance ordinance. Anna Jackson seconded the motion. Vote was (3) in favor.

Roland Denby moved if erosion/sedimentation plan as presented of Middleview Estates is implemented and noted on plan further review will be waived. Anna Jackson seconded the motion. Vote was (3) in favor.

Discussion of waiver of hydrogeologic study.
Anna Jackson moved to waive the hydrogeologic study. Roland Denby seconded the motion. Vote was (3) in favor.

Roland Denby moved to accept Middleview Estates as Preliminary Plan with the following conditions:

Deed Restrictions
Greenbelt
Soil & Erosion Control
Note on plan of Right-of-way width of Middle Road

Revised Preliminary Plan as soon as possible. Anna Jackson seconded the motion. Vote was (3) in favor.

Notice of Decision to be forwarded. \$100. to be brought in and copies of return receipts of notification of intent.

VI OLD BUSINESS:

Mount Holly: Sherburne Woods Subdivision

Road Review Committee has been out to check the subdivision road. Kevin Grimes requesting a change to road plan. Requesting that instead of making a cut into the property he be able to build up the Red School House Road.

Dwayne Morin, Town Planner noted the Road Commissioners Report to him:

Concerns that there would be a notable dip within the "P" making plowing more difficult. Road Review Committee concerned about ditch line. Will the ditch be installed as shown and approved?

Deeds presently being executed regarding the land dedicated to the Town of Waterboro for future widening of Red School House Road.

Kevin Grimes - reduce arc of cut and side grade slopes. Would insure proper installation of ditch line. Portion of the road by existing home on Red School House Road would not be centered to help the current owners so they would not be so close to the access area.

Town Planner suggested approval pending Road Review Committee Report and clarification of center line of Ross Corner Road.

Anna Jackson moved to approve new changes of Mount Holly Subdivision on two sheets showing road plan, accept changes subject to approval of Road Review Committee. Roland Denby seconded the motion. Vote was (3) in favor.

Michael Gagne:

Roland Denby moved to approve foundation, as per Westwood Drive plans, request for Michael Gagne under Section 9.03 pending approval of Department of Human Services application for variance of Septic System. Anna Jackson seconded the motion. Vote was (3) in favor.

Dwayne Morin, Town Planner Request For Proposal to be completed and sent out within the week.

Special Town Meeting July 18, 1989 Proposed Changes:

Extraction Operation Approval
4.04 to be added to Zoning Ordinance - to be sent to attorney

To be incorporated in the Comprehensive Plan. If pits were taxed on value of a gravel pit maybe people would be less willing to claim gravel pits under grandfather status.

Roland Denby moved to approve Section 4.04 Special Requirements for Extraction Operation Approval and this be sent to the attorney for legal examination. Anna Jackson seconded the motion. Vote was (3) in favor (2) members not voting.

Anna Jackson moved to have a Public Hearing on July 10, 1989 at 7:30 P.M. on the swing ordinance regulating swings on town land. Lawrence Jacobsen seconded the motion. Vote was (4) in favor with (1) abstention.

In depth discussion regarding proposed changes to clarify permitted lot sizes. Quick fix does not appear to be feasible. Board members concerned with home occupations.

Lawrence Jacobsen moved to bring changes proposed in attorney's letter dated 6/21/89 to Public Hearing on July 10, 1989. Anna Jackson seconded the motion. Jon Gale moved to amend the motion exempting home occupation in each district in each zone where it now applies. Anna Jackson seconded the amendment. Vote was (4) in favor. Amendment passes. Vote on amended motion is (4) in favor (1) abstention.

Check with Karen Lovell the changes still do not specify additional for each use to be added.

Judy Carll moved to clarify A & B to denote how much land you need. Jon Gale seconded the motion. Vote was (3) in favor (2) abstentions. Motion passes.

Jon Gale moved to move Conditional Use Requests to fill up the docket. Judy Carll seconded the motion. Vote was (5) in favor.

Motion to Adjourn by Anna Jackson second by Lawrence Jacobsen. Motion passes unanimously at 11:51 P.M.

Respectfully submitted,

Anna Jackson

Anna Jackson
Secretary/Treasurer

Roland E. Denby
Orange Woodhove
Judy Carll
Jon Gale