

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JULY 12, 1989

MEETING CALLED TO ORDER BY VICE CHAIRMAN ROLAND DENBY AT 7:30 P.M.

I ROLLCALL: Present were Anna Jackson, Judy Carll, Jon Gale,  
Dwayne Woodsome and Roland Denby.

II MINUTES OF PREVIOUS MEETINGS: June 14, 1989 and June 22, 1989.

III COMMUNICATIONS AND BILLS:

1. July Issue of UPDATE
2. The Saco River Corridor
3. PATCH
4. Saco River Corridor Commission Notice of Public Hearing
5. Notice of Decision ZBA
6. New England Management Institute
7. Memo from CEO Re: Waterboro Elementary School Site Plan
8. Letter from Coalitions Attorney, John Bannon

IV REPORT OF OFFICERS AND COMMITTEES:

V APPOINTMENTS:

8:00 P.M. MCPHERSON SUBDIVISION  
8:30 P.M. JOHN NADEAU  
9:00 P.M. TOM COLE III

VI OLD BUSINESS:

1. SMRT Re: Waterboro Elementary School Addition  
Site Plan Review

Dana Morton representative from SMRT in attendance. Mr. Morton has had two meetings with the Code Enforcement Officer and the Town Planner and an informal meeting with the Planning Board. Changes as requested by the Fire Chief and the Town Planner regarding fire access land. Eighteen feet in width around the school complex and an access road from Old Alfred Road. An addition to the existing subsurface waste field.

Discharge of water to the detention area will be no problem.  
Each classroom has an outside access.

Question regarding the status of the gate opening allowing pedestrian flow through a back gate opening to Old Alfred Road. This has been brought to the District's attention previously. The Planning Board requested due to safety reasons that no pedestrian traffic be allowed from Old Alfred Road. Crash gate for the Fire Dept. access? Board noted a full gate preferable with a lock.

Mr. Morton noted a problem with the Fire access. DEP has a rule that more than three acres of open areas (area with no vegetation) receive DEP review. The Fire access throws the area into DEP review. Mr. Morton has researched and feels that placing stone under the Fire access and seeding over this area will take care of this problem.

Plans are currently with the State for review by necessary agents.

Approximate time frame of review hopefully two weeks.

Questions regarding flooding of the play area? Dana Morton noted that the drainage tile has not been maintained as well as the detention area. This should be done to prevent the flooding.

Well is being relocated.

Planning Board could send a letter of approval with conditions needing to be taken care of:

Width of Fire Access to be 20 ft.

Pedestrian gate be permanently closed.

Fire Access gate be full locking gate.

Fire Lane Exit to Old Alfred Road be kept open year round, with plowing necessary through the winter months.

Jon Gale moved to approve plans with exceptions to be noted in letter of approval. Anna Jackson seconded the motion. Vote was (4) in favor.

Old plan of existing Elementary School and survey placed on file. Letter of approval to be sent to Dr. Gallucci, CC to Dana Morton.

**JOHN NADEAU WESTWIND SUBDIVISION LOT # 9 MAP #54 ZONE AR**

House built too close to the front lot line. Mr. Nadeau explained that he had been misinformed by the building office of the setback requirements. A letter of no action had been granted by the CEO for the infraction. Lot size is 78,000 sq. ft.

Board members noted that the addition of garage would be compounding a violation. Addition of deck would not be closer to the lot line than existing house.

Jon Gale moved that plan for garage be denied and deck be accepted with side section of deck not to be further than (2) two feet from existing rear atrium door, if considering garage on the other side of the house he could return to the board for the request under Section 2.08. Judy Carll seconded the motion. Vote was (4) in favor.

TOM COLE III      MAP 45      LOT 1526      ZONE R

Mr. Cole is requesting placement of house on lot in Lake Arrowhead Subdivision. Mr. Cole has Saco River Corridor Approval for placement of house 56 ft. from high water mark. Unable to meet 100 ft. setback from the water. All other setbacks can be met. Septic system is 100 ft. from the water. Section 2.08 covers this since lots were established prior to zoning. Board to determine if the house is positioned to best advantage, with placement of septic system in best location. Precedence of the board is to pass this if the above criteria is met.

Jon Gale moved to grant request, to meet all setbacks as per plan presented, meets all stipulations as per Saco River Corridor Commission permit under Section 2.08. Judy Carll seconded the motion. Vote was (4) in favor.

**VII      NEW BUSINESS:**

**MOUNT HOLLY SUBDIVISION:      DEEDED EASEMENT**

Karen Lovell called Dwayne Morin regarding the deeded easement. Everything is all set with the exception of the recording of the easement. This will be taken care of and a copy forwarded to the Planning Board.

Comments regarding the proposed changes made by Dwayne Woodsome. A 7-1 grade is not permissible. A hearing should be held complete with changes. These changes would not allow acceptance by the Town as a Town Road. Kevin Grimes has hired three contractors. The road requires blasting due to ledge. It appears that the developer does not wish to spend amount necessary for placement of road as approved. Appears that the Board needs technical advise. Maximum grad is 3-1. Road Review Committee to look at it and report back to the Board. Send letter to Road Review Chairman (Douglas Foglio) instructing the Road Review Committee to review changes presented by Kevin Grimes and report back to the Board. CC: Fred Fay Road Commissioner

June Day: Dwayne Woodsome requested, if he was not in attendance at the next meeting, the Board request the following:

1. Who owns the road they intend to use for the gravel pit?
2. Survey of the lot?
3. 500 ft. from water requires DEP approval.
4. Property has the 18th listed wetland in Waterboro.
5. First 50 ft. of entrance/exit be paved.

Anna Jackson moved to approve June 14, 1989 and June 22, 1989 minutes as written. Judy Carll seconded the motion. Vote was (4) in favor.

Town Planner noted the Special Town Meeting on July 18, 1989. The Planning Board members are requested to attend.

RFP to consultants due in next Wednesday. Proposals in would like to review with the Finance Committee, Planning Board and the Selectmen. Summary to be sent to the Planning Board members. Interviews to be scheduled July 24th to July 31st.

Dwayne Woodsome requested, if he were not at meeting for Stanton project, the following be considered by the Board:

There seems to be discrepancy regarding 60 ft. on front line. Survey in question. There is a building along Route 5. Depending where the line is determines whether a 35 ft. setback can be maintained for this structure.

McPherson did not show. Dwayne Morin will get in touch with him.

Anna Jackson moved to adjourn and Judy Carll seconded the motion. Vote was (4) in favor.

MEETING ADJOURNED AT 10:08 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*Dwayne Woodsome*  
*Judy Carll*  
*Judy Carll*