

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD AUGUST 9, 1989

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

I **ROLLCALL:** Present were Judy Carll, Roland Denby, Jon Gale, John Roberts, Chairman, Dwayne Woodsome and Lawrence Jacobsen.

II **MINUTES OF PREVIOUS MEETINGS:**

III **COMMUNICATIONS AND BILLS:**

1. Saco River Corridor Comm Re: S Kasprzak Permit
2. UPDATE August Issue
3. Info from Preservation Conferences
4. Saco River Corridor Commission Notice of Public Hearing
5. Letter from Phillip Gibbons Re: Lot 926 in Lake Arrowhead Estates
6. Letter from Mount Holly Re: Road Changes at Sherburne Woods
7. Easement for Rick Sears Re: Driveway Issue
8. PATCH

IV **REPORT OF OFFICERS:**

V **APPOINTMENTS:**

8:00 P.M.	MALERBA
8:15 P.M.	PICARD
8:30 P.M.	BOUCHER
8:45 P.M.	DUGAS
9:00 P.M.	GAUTREAU

VI **OLD BUSINESS:**

1. MOUNT HOLLY, INC.
2. MIDDLEVIEW ESTATES

MOUNT HOLLY INC SUBDIVISION SHERBURNE WOODS

The Board had requested Douglas Foglio, Chairman of the Road Review Committee and Fred Fay, Road Commissioner to attend the meeting for review of the proposed changes in the road for Sherburne Woods.

Ledge appears to have created the problem. Mr. Foglio explained the differences in the two plans. Site distance in the circle with the new plan does not appear to be to town standards. Mr. Foglio noted that our ordinance does not include core borings to determine ledge factors. This would be beneficial in determining amount of letter of credit needed from developers.

Culverts are different form the approved road. Kevin Grimes has agreed in his letter to leave the original design of culverts. The grade of the road approved is 8 percent. New proposed road is 7.5%. Reason being he is raising the Town Road. No ledge profile has been done to date. Suggested Note on Road Plan as per Road Review Committee report would allow for natural run off from ledge under the road. If ledge is present there is no area reserved for placement of a 15" to 18" culvert for drive placement without having a raised area. Original Plan would not be totally correct with ledge present. The road plans were designed without ledge. If ledge is fractured it does not present problems for base of the road. Water will run through it. Any design with a dip is out due to site distance and plowing. Letter of credit should be upgraded. In default of letter of credit? Chairman of Road Review Committee to receive copies of Letters of Credit on file.

Contract Agreement: in default. With a change to the road the letter might need to be updated.

Fill will be greater with the new plan. Plans do not denote the fill to be taken from surrounding area.

Maintenance bond of \$5,000. should remain in agreement. Request for new estimates plan open for review.

Judy Carll moved to approve revised construction of road if the following conditions are met:

1. The intersection of Ross Corner Road and Sherwood Drive will be installed as a fill per revised plan.
2. The cross culverts at Station 0+00 will be installed as per the original approved plan.
3. Using the center line grade at station 8+00 which is the center of vertical curve #3 elevation 136.5 Vertical #2 must be lowered to a center line grade at station 4.26.86 of 135.00
4. Note #7 should read:

All ledge, rock and boulders shall be removed to minimum of 2.5' below finish center line grade under road and 3.25' below ditches.

Jon Gale seconded the motion. Vote was (4) in favor.

Jon Gale moved that Mount Holly secure a minimum of two (2) estimates as per new conditions, present a new contract and schedule of dates as a further condition to approval of road plan ledge profile be presented to allow Planning Board to better evaluate estimates. Roland Denby seconded the motion. Vote was (4) in favor.

Judy Carll moved that a new plan prepared for Planning Board Approval and Registry recording be presented for signatures with Milar. Jon Gale seconded the motion. Vote was (4) in favor.

MR. PICARD MAP 47 LOT 208 ZONE AR

Lot is currently vacant. A cottage burned then a trailer was placed on the lot. The trailer has been moved. Requesting placement of a 24' x 28' home on lot in Sherburne Lake area. Planning Board has tried to condition it to allow for least impact to area. A house on lot 209/210. No house on the other side. Board suggested that lines be run prior to placement of foundation or survey to place foundation.

Lawrence Jacobsen moved to grant Conditional Use Permit to Martin Picard for Map 47 Lot 208 to build their house no closer than 23 ft. to either sideline, that front and rear setbacks be met and they abide by all erosion control measures and that no decks, landings or additions be made to the 24 ft. design presented to the Board. Before Building Permit is issued a septic system conforming to State standards must be proven to exist on property or must be installed before Occupancy Permit is issued. Roland Denby seconded the motion. Vote was (4) in favor.

LUCIEN BOUCHER MAP 23 LOT 9

Requesting addition of 12' x 24' to rear of existing garage. Garage does not meet setback requirements. Addition for snowblower, lawnmower, etc. On site needed. Jon Gale moved to schedule on site to review the proposed shed addition and consider the following:
Closeness to the Road and to the Brook.
Lawrence Jacobsen seconded the motion. Vote was (4) in favor. On site scheduled for Monday, August 14, 1989 at 9:00 A.M. to be brought up under Old Business at the next meeting.

DOROTHY DUGAS OSSIPEE LAKE

Requesting placement of "U" shaped dock at waters edge. A temporary structure. DEP contacted by Mrs. Dugas, Dana Murch and was informed that no permit was necessary. Length of dock to be 15 ft. width to be 10 ft. Asked how this would be secured? Secured by posts at the shore and on legs or floating in the water. Dock to go towards town land. Structure is not permanent, no cement will be poured. Lawrence Jacobsen moved to allow Mrs. Dugas to install her dock coming no closer than 10 ft. of either lot line under Section 7.01 Item #6 and should be capable of seasonal removal. Roland Denby seconded the motion. Vote was (4) in favor.

Roland Denby moved to apply the \$25.00 Planning Board fee to the Building Permit for the dock. Judy Carll seconded the motion. Vote was (4) in favor.

MR. GAUTREAU MAP 41 LOT 20 ZONE AR

Trailer on the lot when purchased currently being used for storage of tools and a small workshop. 10' x 12' deck would go towards brook. Foundation currently runs under existing cottage. Seasonal use only, septic system is towards the road. Gutting the inside, would like to insulate the new section. Mr. Gautreau has no intention of winterizing the cottage, for seasonal use only. Lake goes away from proposed addition of deck. Request to screen the deck. Roland Denby moved to approve screened in deck under Section 9.03 and 2.08 and proposed renovations. Properties to remain seasonal. Jon Gale seconded the motion. Vote was (4) in favor.

RICHARD MALERBA MAP 45 LOT 1533 ZONE R

Lawrence Jacobsen moved to allow Mr. Malerba to use 45' minimum front setback from Diamond Drive and a minimum of 33 ft. sidelines and a minimum of 75 ft. from the water as per Saco River Corridor Permit #15-185. Jon Gale seconded the motion. Vote was (4) in favor.

Old Business: Item #2. Middleview Estates

Jim Thibodeau of Sebago Technics was present with Grace Palmer. Requesting Final Approval for Middleview Estates. Update Sedimentation / Erosion Control Plan from 100 ft. to 75 ft. greenbelt, text on file. Note on plan to read 1st 50 ft. of driveways shall be in place prior to issuance of Building Permit or sale of lots. #10 Culvert at the discretion of the Road Commissioner.

Signature line on page #2 for Grace Palmer. Note added for driveway installation. Change note #18 from Cumberland County to York County. Preliminary Fee Paid.

Roland Denby moved to approve plan contingent on items being completed, milars and (5) copies of each page. Judy Carll seconded the motion. Vote was (3) in favor (1) abstention. To be signed at next meeting under Old Business.

Hydrogeologic study for gravel pit. Would the Board authorize Dwayne Morin, Town Planner to contact BCI Geonetics to get Parameters. Authorization granted by Board members.

Judy Carll moved to adjourn. Jon Gale seconded the motion. Vote was (4) in favor. Meeting adjourned at 11:23 P.M.

Respectfully submitted,

Anna Jackson

Anna Jackson
Secretary/Treasurer

Roland E. Denby

Jon Gale

Judy Carll

Judith Carll