

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



FIELDSTONE ACRES PUBLIC HEARING

OCTOBER 11, 1989

Present from the Planning Board were Chairman John Roberts, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome and Roland Denby.

Hearing Called to Order by Chairman at 7:08 P.M.

Dennis Brown, developer and surveyor, Bill Pierce presented proposed project to the people in attendance. Road cuts on West Road seemed to be an issue expressed by the people in the area. Seven lots all in excess of 2 acres. Total lot size of project is 25 acres. Right of way leading to the rear of the remaining property to be deeded to Mr. Brown's wife and son with nothing to be done with the property for 5 to 7 years from the date of acceptance.

Deed Restrictions proposed handed out to all in attendance. Reviewed by the developer. 75 ft. greenbelt by ordinance of the town, removal of trees for driveways and utilities, fieldstone wall to be preserved in keeping with the rural area. Privacy by no clear cutting. Easement for conservation area identified wetlands. Restrict activity occurring in this area.

Soils tests have been completed. Soils show ideal for on site disposal systems. Also intend to locate a well on each site.

Proposed Deed Restrictions are to run forever. This will aid in not depreciating the value of the surrounding property and also keep the rural character.

Mr. Fred Pierce asked about the lot at the rear of the subdivision. Mr. Brown responded: Wife and son have dual ownership to insure proper use of lot.

Topography complete. Vegetation less than 30 years old.

Ron Jarosz asked about the size of the lot being deeded to Mrs. Brown and son. Lot to be approximately 11 acres in size. A 5 to 7 year time frame before this lot could be used. Asked if further subdivision of this lot would be possible? Mr. Brown noted that he did not feel it would be legally possible since due to the length of the Dead End Road requirements per Town Ordinances.

Plans for construction will have to be approved by Mr. Brown in writing before a person can build. Mr. Brown noted that the cuts for the drives have been reversed to keep entrances from interfering with the drives present directly across from project.

No further questions. Meeting adjourned at 7:24 P.M.

Developer noted to all in attendance his availability for questions or concerns. Chairman noted that this project would be under Old Business for review of Public Hearing all people invited to attend.