

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

FEBRUARY 14, 1990

MEETING CALLED TO ORDER BY JOHN ROBERTS, CHAIRMAN.

I **ROLLCALL:** Present were Anna Jackson, Roland Denby, Jon Gale, Judi Carll, and John Roberts, Chairman.

II **MINUTES OF PREVIOUS MEETINGS:** January 25, 1990
Jon Gale moved to approve Public Hearing Minutes and Regular Meeting Minutes of January 25, 1990. Judi Carll seconded the motion. Vote was (4) in favor.

III **COMMUNICATION AND BILLS:**

1. Letter from Coastal Bank
2. Letter from Jensen Baird Gardner & Henry
3. Info on Municipal Computer Systems
4. Letter from Sebago Technics, Inc
5. Letter from William Pierce Re: Fieldstone Acres Subdiv
6. Invoice from Emery & Garrett Groundwater, Inc.
Re: Fieldstone Acres
7. Letters of Enforcement Action from CEO
8. Letter from Charles Thornton

IV **REPORT OF OFFICERS AND COMMITTEES:**
Secretary Anna Jackson reported \$400 in receipts and \$496.36 in expenses since January 1, 1990.

V **APPOINTMENTS:**

8:00 P.M. WILLIAM WELCH SITE PLAN REVIEW

Checklist run through. Abutters notified. Town Committees notified. Mr. Welch is requesting 5 rental units in existing building. At this time Mr. Welch is talking with an Electronic's group that would like the entire area, a Book depository, and his own Company, Welco. He does not have the areas specifically located in the building for the reason that depending on who leases space the area of rental would vary. Could he have permission for 5 rental units without specifically designating floor space? Planning Board could allow total uses as long as they remained Commercial uses. Two dwelling units on property currently. If a third dwelling unit were placed on this lot this would constitute subdivision. Mr. Welch noted he had no intention of creating a dwelling unit. Commercial uses only planned. Anna Jackson moved to accept Welch Site Plan as sketched and he be allowed to have no more than 5 businesses with no more than 50 people employed within the total complex. Roland Denby seconded the motion. Vote was (4) in favor. Mr. Welch to bring in a copy of his deed for the entire parcel.

VI OLD BUSINESS:

JOHN FOLEY GRAVEL EXTRACTION PROJECT

Response to Sebago Technics letter dated February 2, 1990 given to Board members and placed on file. Road Review Committee Report noted, a copy placed on file and a copy given to Mr. Foley. Site distances meet State standards but do not meet the 600 ft. site distance required by the Town for trailer dumps.

Road Review suggest clearing of entire right of way. Not a problem for the first 75 ft. Acceleration land - not opposed to this would prefer not to place this. With proper placement of the paved road within the 50 ft. right of way the turning radius will be correct and adjusted from the sample used for the on site inspection.

Paul Demers of Civil Consultants noted that at the previous meeting an incorrect statement was made it is 600 ft. from Silas Brown Road to the rear lot lines of the front lots. Knoll mentioned and Mr. Foley intends to remove a safe level.

Dust control - Watering of the road suggested by Peter Garrett. Cutting the knoll would create a natural berm and with existing trees at the side of the road no dust problem bordering Stinson property expected.

Revised plan to be presented after tonights review to incorporate changes.

Mr. Foley asked if the acceleration lane is placed is it needs approval by any other town authority? It would be incorporated in the Site Plan approval. Mr. Foley also noted than an alternate route is being investigated that would lead from the property directly to route 5. The Board would be in favor of this however it would need review by them. This could be handled under Old Business.

Bond - Road Review Committee and the Road Commissioner suggested a \$30,000 bond. This was figured at a rate of \$20 per linear ft. This amount would cover base and overlay.

Mr. Foley did not feel this was a practical point. Since repairs would be made as damages occurred. A figure using base grade was unreasonable. The Road Commissioner would not allow the road to reach that stage before shutting the project down. Possibly the road could be video taped prior to the start of the project. Concerned that Mr. Foley would be charged for damages created by other trucks that are currently using this as a route into Lake Arrowhead Estates. The Board felt that the 3/10ths of a mile that Mr. Foley would be using could be compared to the remaining length of Silas Brown Road for proper assessment.

Payment bond discussed. The insurance would release the dollar amount needed for damages. Mr. Foley noted that either he would make repairs under the direction of the Road Commissioner or the Road Commissioner would make repairs and Mr. Foley would reimburse the Town for these repairs. This varies from Town to Town. Overlay of Silas Brown Road completed last year. Expected life of overlay is approximately 5 - 7 years. If the bond could depreciate over this period it would be fair.

Anna Jackson recommends requesting a \$20,000 Bond depreciable over 5 year period if project goes beyond 5 years the bond to be renegotiated. Motion recinded.

Jon Gale moved for Bond of \$21,000 to be posted and depreciated 1/7th per year of a seven (7) year period. Judi Carll seconded the motion. Votes was (3) in favor, (0) opposed, (1) abstention.

Bond for reclamation - Town Planner had been in touch with engineers and had a dollar amount of \$10,000. Mr. Foley noted that if he were planning on clearing the entire 5 acre parcel before reclamation this would be an amount he could live with. He does not intend to open more than 1 and 1/2 acres before reclaiming the land.

Concerns for the brook and the pond. If reclamation does not take place this could damage the brook which could be a class one wetland. Mr. Foley noted that the Code Enforcement Officer can shut them down if the land is not reclaimed.

Jon Gale moved to require a \$5,000 Bond for reclamation of the site.

Mr. Foley noted that he is further bound by a mineral rights agreement with the Dyer's. They have legal recourse to have him come back to bring the site to their standards. Erosion calculation included in the Hydro study. Silt fencing will be used and placed in new location as necessary.

Anna Jackson moved that a \$2,000 Bond to reclaim the land that has been excavated, each October the land be reseeded. The Bond to stand for the duration of the project.

Jon Gale noted his feelings against this amount. He felt strongly that a larger amount was more accurate.

Vote was taken (3) in favor, (1) opposed.

Note #5. to be changed noting that the Hydro study plan would be adhered to. Add note for pavement of 75 ft. Adhere to the Road Review Committee request. Show new location of stock pile. Pit access to be better noted. Bench mark to be transferred to the Dyer foundation. Re-word dust control as necessary.

Board noted again the 7 - 5 working schedule Monday through Friday, no weekends for the hauling schedule.

Mr. Foley will be placed on March Agenda under Old Business.

Dwayne Morin to work on Site Plan Review Ordinance for placement of signature lines. Currently no expiration date if project is not started within a certain time frame. Bring this back to the Board at next meeting.

BRIEFING ON THE COMPREHENSIVE PLAN BY DWAYNE MORIN

Workshop scheduled for March 1st 1990. Public Hearing scheduled for March 8th, 1990. At Town Meeting Dwayne Morin, Town Planner will have a booth, March 10, 1990.

Motion was made and seconded to Adjourn at 10:15 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

Robert E. Denby
Judith C. Corbett

