

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 22, 1990

MEETING CALLED TO ORDER BY VICE CHAIRMAN, ROLAND DENBY AT 7:50 P.M.

- I **ROLLCALL:** Present were Lawrence Jacobsen, Judi Carll, Anna Jackson and Vice Chairman, Roland Denby.
- II **MINUTES OF PREVIOUS MEETINGS:** Judi Carll moved to accept February 14, 1990 minutes with change on last page (Dwayne Morin, Town Planner in place of Tad Redway). Anna Jackson seconded the motion. Vote was (3) in favor.
- III **COMMUNICATIONS AND BILLS:**
1. Letter to Frank Walsh from Dwayne Morin
 2. Invoice from Emery & Garrett Groundwater Re: Fieldstone Acres Subdivision
 3. Letter from Mr. Walton Re: Conditional Use Permit for Lot 1430
 4. Letter from Frank Jewett Re: Complaint
 5. February Issue of UPDATE
 6. Notice of Decision ZBA
- IV **REPORT OF OFFICERS AND COMMITTEES:**
- V **APPOINTMENTS:**
- 8:00 P.M. MR. DAVID STANTON
8:30 P.M. JAN TECH HOMES, INC.
9:00 P.M. MILK ROOM

DAVID STANTON BEAVER POND ESTATES SUBDIVISION

Owens McCullen present from Sebago Technics as well as Walt Stinson and David Stanton. Proposed 4 lot subdivision for single family homes totaling 9 acres. The remaining 69 acres being retained by Mr. Stanton. Subdivision accessed by a 500 ft. gravel road with a hammerhead turn for emergency vehicles, snowplows etc. Surface gravel, to remain a private right of way at present with a possible public right of way in the future. Private wells and individual septic systems. Mr. William Hanson and his wife were present and asked several questions regarding the existing right of way that is currently being used for the gravel pit. The dust is a problem that they would like to see taken care of. The new road servicing the subdivision would be used for access to the gravel pit. The current right of way would be kept open for emergency use only. Mr. Stanton could not give a date for the completion of the new right of way. The economy is slow at this time and the sale of lots would determine when Mr. Stanton would like to complete the new road.

Hammerhead turn would allow for extension of the road. Board members expressed concern for large vehicles such as fire trucks, buses to turn. The road would have to meet town road standards.* Also Mr. Stanton should not have his lots for sale until approved by the Board. Mr. Stanton was not aware that this was a problem and apologized for the error.

Board noted that when the back acreage was developed the second road would need to be developed. Driveways to the four lots will need to be cut in the first 50 ft. Name change requested and information provided Mr. Stanton of existing subdivision names. Parks & Rec Committee concerned with Public Areas. The town has the right to request 10% of subdivision for public use. The 10% to be considered when the remainder of the parcel is developed. Board discussed pavement of the right of way. On site inspection suggested.

Anna Jackson moved to accept Sketch Plan of Beaver Pond Estates with a name change and an on site to be scheduled. Lawrence Jacobsen seconded the motion. Vote was (3) in favor. On Site scheduled for March 5, 1990 at 9:30 A.M. Board members to meet at the Town Office. Mr. Stanton to flag the road placement.

JAN TECH HOMES, INC. MAP 6 LOT 29 ZONE AR

Sketch Plan, West Hill Subdivision. Four lot subdivision access through private right of way with a hammerhead turn around. 7.9 acres used for lots with access to remaining parcel. Lots serviced by private wells and septic systems. Front of the entire 99.5 acres is in the AR zone. The Board noted 3 lots were 80,000 sq. ft. and should be increased. Trailer for summer camp at the back of the parcel. Mr. Janotta had been before the board previously with the request.

Road standards require seal coat for private roads. Board suggested reconfiguration of the hammerhead to a cul-de-sac and increasing the lots to over 80,000 sq. ft.

Mr. Janotta will take whatever steps necessary to slow the velocity of the run off. Board noted that the first 50 ft. of the drives will be placed by the developer. On site scheduled for March 5, 1990 at approximately 11:00 A.M. Board members to go to the site from a previously scheduled on site.

Lawrence Jacobsen moved to accept Sketch Plan of West Hill Subdivision. Judi Carll seconded the motion. Vote was (4) in favor.

MR. PELLETIER OF MILK ROOM

Requesting placement of soft serve ice cream take out window. The window to replace the rear door currently being used for deliveries. A new door to be placed for deliveries towards the center of the building. This to be used as a take out only. The Board questioned the increase of traffic this might cause and requested curbs with marked entrance and exit signs. The Road Review Committee and the DOT for an on site inspection to determine the safest location of entrances and exits.

Anna Jackson moved to approve the take out window for walk up service on the Goodwins Mills Road side of the Milk Room, and that the Road Review Committee should review the traffic situation and recommend location of entrance/exit on both roads. Judi Carll seconded the motion. Vote was (3) in favor, (1) abstention.

VI OLD BUSINESS:

1. Dennis Brown - Preliminary/Fieldstone Acres
2. Mr. William Goodrich - Driveway placement change/Bassland Acres

DENNIS BROWN PRELIMINARY PLAN FIELDSTONE ACRES

Dwayne Morin noted that there were two areas that needed to be addressed:

1. The Subdivision is drawn on a 1-100 scale and the subdivision regulations require 1-60 scale. This would need to be waived. Mr. Brown noted that this had not previously been mentioned and felt that it was late. Town Planner noted that this was only Preliminary Plan and nothing at this stage was too late.

Anna Jackson moved to waive the 1-60 scale to allow the 1-100 scale. Judi Carll seconded the motion. Vote was (3) in favor.

2. Width of West Road in question. Mr. Brown will change the setback lines to 85 ft. in place of 75 ft. The West Road is a 4 Rod Wide Road. The 85 ft. setback should take care of any future discrepancies in the width of the road and the actual location of front line without doing an extensive survey of the entire West Road. A note on the plan would further describe this. Should this same note be included in the deed? Mr. Brown would like to check this with his attorney.

Bus area pick up. Shed for protection. Mr. Brown was not in favor of this. The looks, and liability as well as maintenance was a large concern. Responsibility of the 50 ft. of common drives as well as the two that will be using the right of way and including the right of way would be Mr. Brown's responsibility.

10% for town recreation discussed. Mr. Brown suggested that he deed his rights to the area beside lot #7 of his plan by Quit Claim Deed. This area is believed to be Mr. Brown's however due to cost of research he chose not to include this in the subdivision. This property abuts Dean Webber property. Dwayne Morin to check with the town attorney. Another option would be conservation easement.

Changes to the following notes:

10. Full address for Gillespie

15. Lineal to Linear

Addition of notes describing the 85 ft. setback. Other changes were placed on file that will be changed on Final Plan.

Cider mill noted and Mr. Brown said it would be filled in as well as an old well.

Lawrence Jacobsen moved to approve Preliminary Plan of Fieldstone Acres with changes. Anna Jackson seconded the motion. Vote was (3) in favor.

MR WILLIAM GOODRICH BASSLAND ACRES DRIVEWAY PLACEMENT

Lot #7 of Bassland. Anna Jackson, Roland Denby and Dwayne Morin had done the on site inspection and recorded on video tape for the Board. Tape reviewed. Roland Denby commented that the Review Committee was not in favor of the proposed location change. Very poor site distance due to hill with 100 ft. of proposed relocation of driveway. Dwayne Woodsome had noted his recommendation that the location not be approved and that Lot #8 entrance be used for Lot #7 as previously approved. Study for the Comprehensive Plan places this road as a future primary road from north to south Waterboro.

Anna Jackson moved that the request be denied, the lot #7 entrance should be used to access lot #8. Judi Carll seconded the motion. Vote was (3) in favor.

VII NEW BUSINESS:

Recommendation of the Planning Board regarding the Private Citizen request of addition to AR Zone Conditional Use #18.

Judi Carll moved to recommend that the Zoning stand as written until review of the Comprehensive Plan. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

It was moved and seconded to adjourn at 11:30 P.M.

Respectfully submitted,

Anna Jackson —

Anna Jackson
Secretary/Treasurer

Judith Carl
Ronald E. Tenby
