



TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

PUBLIC HEARING
GRANITE RIDGE SUBDIVISION
May 9, 1990

Present were Chairman John Roberts, Anna Jackson, Roland Denby and Judi Carll. Approximately 10 citizens were in attendance. Meeting called to order at 7:15 P.M.

John Roberts noted Right of Way and problems that might need addressing at a later time. Brief discussion regarding this matter.

Wes Leighton explained his proposed subdivision as a Mobile Home Park with four business lots bordering Route 202 & 4. Mr. Leighton is working with DOT to eliminate one of the existing openings and relocate for one entrance. This was explained briefly.

Thirty six mobile home lots with a 5 acre area for possible future expansion.

The State has mandated new laws exceeding the towns requirements. Mr. Leighton has no intension of cutting foliage. Expecting very little impact to the area. At this time Mr. Leighton would like to keep an area open for the elderly as well as an area for families with small children potentially towards the front for easy access to a bus stop. If this is not lucrative this plan may change.

Phil Windsor: a direct abutter at the rear of the property asked at what area his property abutted Mr. Leighton. Tax Maps were shown to Mr. Windsor to claify this.

Land has been surveyed. Smith & Woodard believed the owner of the entrance to the Church. The Church feels differently. Questions regarding the location of the property line abutting the church questioned. Mr. Leighton offered to walk the lines. Clearly marked by ribbons.

Sewerage - Proposed package systems. One system for 8 trailers. Using this system if one failed the entire park would not be down. Central water system proposed with one back up location. Mr. Leighton's Company will be placing the wells above the location for the sewerage.

Discussion regarding the old route 202. Mr. Leighton noted that the County Commissioner indicated the land reverted to the town. This appears to be the only access to property owned by the town.

Questions asked as to the age of trailers? State manadate - cannot discriminate by year of trailer. They would have to meet HUD standards. Mr. Leighton would prefer to have new trailers or no older than 5 years. Mrs. Leighton purchased the homes at the rear of the property with 10 acres.

Meeting closed at 7:43 P.M.