

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



PUBLIC HEARING  
JUNE 13, 1990  
DAVID STANTON PROJECT

MEETING CALLED TO ORDER AT 7:35 P.M. BY CHAIRMAN JOHN ROBERTS.

Present from the Board were Anna Jackson, Judi Carll, Roland Denby, Dwayne Woodsome and Chairman John Roberts. Approximately 5 citizens were in attendance. Sketch Plan Presented by Owens McCullough of Sebago Technics, Mr. Stanton's representative. Plans show a four lot subdivision off Route 5. Lot sizes vary from 1.85 to 3.2 acres to be accessed by a new paved access road. Right of Way to rear property (80) acre parcel. Existing access road to be abandoned and the new road to be used for access to the gravel extraction project.

Mr. Hanson viewed the plan. Town requires a 50 ft. width for right of way. Width of a road would be 20 ft. Once the new road is developed it would have to be paved.

Town planner fielded concerns voiced by Mr. Hanson. He felt very strongly against the placement of a "future road" abutting his property. Mr. Stanton explained his reasons to the Board for retaining the right of way for insurance in case a second access is required by the Planning Board for future development of the remaining 80 acres.

Gravel trucks would be going by the four lots. Single family dwellings accessed by a single hammerhead turn. Cul-de-sac easement in case there is no further development of the remaining 80 acre parcel. If no further development within 5 years the cul-de-sac would be constructed.

Approved application for entrance to the four lot subdivision was presented and placed on file.

Modular Home Park intended for a portion of the remaining 80 acres. Mr. Stanton was informed by Town Planner and Planning Board of proposed Mobile Home Park Ordinance that will allow this type of development in Village and Residential Zone only. July 17, 1990 Special Town Meeting.

Dust problems brought up. Interim use of existing road necessary until the new road entrance is approved by the Town. Site walk has been completed.

The Hydro Impact Study has been forwarded to Peter Garrett for review. Mobile Homes would be allowed on two acre lots but the lots would have to be sold.

Meeting closed at 8:00 P.M.