

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

WATERBORO PLANNING BOARD

JULY 11, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:04 P.M.

- I **ROLLCALL:** Present were Roland Denby, Judi Carll, Jon Gale, and John Roberts, Chairman.
- II **MINUTES OF PREVIOUS MEETINGS:** June 28, 1990
- III **COMMUNICATIONS AND BILLS:**
1. Emery & Garrett Groundwater, Inc. Report Re; Sokokis
  2. Info from Hitachi
  3. Site Location of Development Law
  4. Letter from James Buraby Re: Waiver Requests for Subdiv
  5. Info from Sage Publications
  6. Information from Shortill & Shortill, P.A. Re: New England Village Alternative Incentive Programs
  7. Information on the importance of preserving architectural heritage
- IV **REPORT OF OFFICERS:** Treasurer's Report
- |               |            |
|---------------|------------|
| July Balance  | \$4,525.82 |
| Legal Account | \$7,580.23 |
- V **APPOINTMENTS:**
- 8:00 P.M. JAMES BURABY SKETCH PLAN  
8:30 P.M. PATRICK ROBICHAUD  
8:45 P.M. WENTZELL CONSTRUCTION  
9:00 P.M. WORSTER

**JAMES BURABY      MAP 6      LOT 24      ZONE AR**

Mr. Buraby was present with Bill Speed. He has an 18 acre parcel that he would like to subdivide. Original lot was 36 acres. Board believed that this would be 4 lot subdivision. Total parcel has frontage on West Road and New Road. One two acre parcel and two eight acre lots. Mr. Buraby would like to keep one of the 8 acre lots for himself. The Board asked Mr. Buraby to get an Advisory Opinion from DEP regarding the 20 acre Site Location Process. Board members suggested drive placement. Subdivision of Deer Watch was reviewed. This subdivision abuts this parcel. Board recommended two drives for the three lots. Info requested on Quiet Title. Bill Speed to provide the Board with the information requested. Restriction for no further subdivision of the two eight acre parcels recommended. Mr. Buraby had no problem with this.

Requested waiver for Hydro Study. Hydrogeologic Impact Statement suggested.

Jon Gale moved to accept Sketch Plan of James Buraby, that a Hydrogeologic Impact Statement be complete before Preliminary Plan and also he name the subdivision and to secure the quiet title action and surveys. Roland Denby seconded the motion. Vote was (3) in favor.

Judi Carll moved that driveway of lot abutting Deer Watch about the lot line and lots 2 & 3 have a common drive. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

Judi Carll moved to allow 1" to 100' to allow subdivision to fit on one sheet. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

Request for 10 ft. contour lines.  
Roland Denby moved to allow 10 ft. contour lines. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

On Site: Roland and Anna to confirm a time and Sharon to notify Mr. Buraby.  
Public Hearing: Set for July 26, 1990 at 7:00 P.M. prior to Regular Meeting. Mr. Buraby to notify abutters.

**PATRICK ROBICHAUD          MAP 11          LOT 15B          ZONE AR**

Mr. & Mrs. Robichaud were present and requested a Conditional Use Permit to remove a mound of gravel located on property to create an area for a lawn. Some gravel would need to be hauled off site. Area to be cleared maximum 60' x 100'. Most of the material would be leveling the lot.

Roland Denby moved to approve request to level off a 60' x 100' area and that it be reseeded within one year of completion of leveling and should be no closer than 150 ft. to abutters property line. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

**WENTZELL CONSTRUCTION          MAP 45          LOT 1438          ZONE R**

Willis Wentzell requesting a 5 ft. relief from front property line setback due to Saco River Corridor Commission request to place house as per their permit.

Jon Gale moved to allow Mr. Wentzell to go no closer than 44 ft. from front property line. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

**MR. WORSTER            MAP 43        LOT 869        ZONE R**

Mr. Worster requesting relief of frontyard setback from Sunset Circle. Jon Gale moved that structure be no closer than 50 ft. from Tower Circle, 35 ft. from Sunset Circle and follow Saco River Corridor Commission Permit. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

**VI        NEW BUSINESS:**

Woodland Heights has received DEP approval and will be coming back before the Board. Dwayne Morin will be meeting with the developers.

**VII       OLD BUSINESS:**

1. GRANITE RIDGE

Dwayne spoke with Karen Lovell regarding question of lot layout. Karen informed him that the lots will have to be laid out. Mr. Leighton has been contacted and he is laying the lots out.

2. DAVID STANTON - SOKOKIS ESTATES

Mr. Bill Hanson noted that he had checked town tax records and Mr. Stanton has a lien against the property he is proposing to develop. Town Planner noted that this would have to be paid prior to Final Approval of the Subdivision. Letter from Mr. Bill Hanson Sr. placed on file. Mr. Hanson's concerns had been addressed and were noted on the plan. Due to the question of 20 acre DEP review an Advisory Opinion is in the process. Mr. Walt Stinson was present with Mr. Stanton and he noted the changes to the plan. Mr. Hanson noted that he still has a problem with dust from the hauling of gravel off the property. The Hanson's were very upset and wanted everything to be done correctly.

Mr. Hanson expressed concern with the secondary access that directly abuts his property. This was explained that it would not be a road. If Mr. Stanton submitted plans for the remaining land for further development he might be asked by the Town or DEP to have a secondary access to his project. This development if submitted would need DEP approval and would be thoroughly scrutinized.

Mr. Jim Parks spoke on behalf of the Hansons and the dust problem that they have been living with. Bill Hanson explained that he had contacted Genest who had been hauling and they had spread calcium chloride to alleviate the dust problem. The Chairman explained to the Hansons that the only way the Board could alleviate this problem would be to approve the new road as per the subdivision plan.

Checklist complete with two exceptions: Name for the street, a sample deed needed for the files.

Roland Denby moved checklist complete, move to accept Preliminary Plan of Sokokis Estates and include well and septic system envelopes on Final Plan, previous to Final Plan acceptance a sample deed and a name for the road(to be noted on Final Plan) and Mr. Stanton to provide 3 cost estimates for the road. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

### 3. DEER ACRES:

Mr. Wentzell the new owner of Deer Acres. Mr. Wentzell has ordered the trees for the front line. He is asking permission to plant all but 8 trees before September 30, 1990 as per previous Planning Board approval. This is to give him additional time to clear the stock piles that Mr. Belanger placed on the property.

Jon Gale moved to allow an extension of one year to plant trees on the right side of property as you face it from Route 5 from driveway to gravel holding area. Judi Carll seconded the motion. Vote was 3 - 0 in favor.

Also Mr. Wentzell would like to know the amount needed for a letter of credit for the continuation of the completion of the road. Mr. Wentzell has received 3 verbal quotes ranging from 14,000 to 16,000 dollars for 2" base and 1" top coat. Bond of \$20,000 requested.

Judi Carll moved that a Letter of Credit be for \$20,000 for completion of road for Deer Acres. Roland Denby seconded the motion. Vote was 3 - 0 in favor.

### 4. JAN TECH

Road Review Committee has looked at the trees. Committee is requesting removal of 12 pines from the drive to the sign. Road Review Committee suggested that the Board request a letter of credit in the amount of \$1,200. to cover the cost of doing this in case the developer does not. Mr. Janotta asked if a check would take care of this. The Board informed him that they could not accept this without a vote from the Towns people.

Final Plan is complete. The first 50' of road is in place.

Roland Denby moved to accept Final Plan of West Hill Subdivision and Jan Tech must have trees cut as per Road Review Committee recommendations before a Building Permit can be issued and that the damaged road culvert be replaced with one of adequate size and strength. Jon Gale seconded the motion. Vote was 3 - 0 in favor.

Draft chapter of Goals & Objectives given to the Board members present.

Meeting adjourned at 10:25 P.M.

Respectfully submitted,

*Anna Jackson*  
Anna Jackson  
Secretary/Treasurer

*John R. [unclear]*  
*Roland E. Denby*  
*Judith Corell*