

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING | WATERBORO PLANNING BOARD | AUGUST 8, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:30 P.M.

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

II **MINUTES OF PREVIOUS MEETINGS:** Roland Denby moved to approve the minutes of July 11, 1990. John Roberts seconded the motion. Vote was 3-0-1 in favor. Roland Denby moved to approve the minutes of July 26, 1990. Anna Jackson seconded the motion. Vote was 3-0 in favor.

III **COMMUNICATION AND BILLS:**
NONE

Chairman asked the Board members what they would like to do about the zoning changes that were tabled at the previous Special Town Meeting.

Anna Jackson moved that the Planning Board request a Special Town Meeting for Changes to the Zoning Ordinance to include the Mobile Home Park Changes, Changes to Section 2.08 that were tabled at the previous Special Town Meeting. Judi Carll seconded the motion. Vote was 3-1 in favor.

OLD BUSINESS: James Buraby Subdivision

Mr. Buraby has notified Dwayne Morin that the scale of 1" - 100' will not allow the subdivision to fit on one sheet. Mr. Buraby is requesting the Boundary Survey on one sheet using scale of 1" - 200' and the Sub Proper on a second sheet using scale of 1" - 100'.

Roland Denby moved to approve the request of James Buraby. Dwayne Woodsome seconded the motion. Vote was 4 - 0 in favor.

Dwayne Morin, Town Planner notified the Board members of the Public Hearing on the Comprehensive Plan the following evening at 7:00 P.M.

IV **REPORT OF OFFICERS:** Anna was unable to give the treasurer's report. This will be given at the next meeting.

V**APPOINTMENTS:**

8:00 P.M. DONALD BROOKS
 8:15 P.M. GERARD LEMIEUX

8:15 P.M. DONALD BROOKS MAP 6 LOT 27B ZONE AR

Donald and David Brooks are requesting a Conditional Use Permit to operate a Machine Shop in their 24' x 36' garage located on the West Road. This is a State Aid Road. Section 3.06.03 Item #17. Donald and David are the only operators.

Mrs. Janet Junkins the direct abutter was present and spoke to the Board of her concerns. She supplied the Board with a petition with 41 signatures of people on the West Road regarding this application. The petition was placed on file. Mrs. Junkins noted concerns of increased traffic, the possible devaluation of property value. The people in the area are against the West Road being used for Industrial Business.

Mrs. Junkins was also concerned with how the solvents were being cared for, scrap metal storage, and there was a center drain placed in the floor of the garage when it was constructed. Would this be a potential danger to the water table.

Mr. Brooks was asked if he had any objections to permanently sealing the center drain in the floor of the garage. Mr. Brooks had no objection to this. The Board noted that the Town has a Hazardous Waste Ordinance and Mr. Brooks would need a permit from the Hazardous Waste Committee for his business.

Mr. Brooks has milling machines and lathes. Very low noise factor.

Anna Jackson moved for an On Site Inspection of the property for August 14, 1990 at 9:30 A.M. Board members to meet at the Town Offices, and a Public Hearing on August 23, 1990 at 7:30 P.M. Roland Denby seconded the motion. Vote was 3-1-1 in favor.

Dwayne Woodsome moved to notify the Hazardous Waste Committee of the On Site inspection so they could also attend. Anna Jackson seconded the motion. Vote was 4-0-1 in favor.

GERARD LEMIEUX MAP 38 LOT 27 ZONE AR

Mr. Lemieux is requesting placement of a spiral staircase on the outside of his home located on Lake Ossipee for use as a fire escape. Placement of the staircase is closer to the water. Mr. Lemieux has a pull down stairway currently that goes for his first floor to his second floor. There are six bedrooms on the second level, one bedroom on the first level. Mr. Lemieux's grandchildren use the second level and he for safety reasons is requesting the spiral staircase for use as a means of secondary exit in case of fire.

A memo for the CEO notifying the Board that a spiral stairway is not allowed for use as a means of emergency egress under the BOCA Codes or under Life Safety Codes. CEO suggested an on site with the Fire Marshall and himself with the Planning Board.

The Board asked Mr. Lemieux if he could put a regular staircase between the first level and the second level. Mr. Lemieux said he could not because it would block entrance to his bathroom and dining room.

Anna Jackson moved for an On Site inspection on August 14, 1990 at approximately 10:30 A.M. and requested the Fire Marshall and CEO to attend. Roland Denby seconded the motion. Vote was 5-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. STANTON SUBDIVISION FINAL PLAN
2. GRANITE RIDGE SUBDIVISION PRELIMINARY PLAN
3. JAMES BURABY
4. SPECIAL TOWN MEETING

DAVID STANTON FINAL PLAN FOR SOKOKIS ESTATES

Present were Mr. Stanton and Owens McCullough of Sebago Technics. Dwayne Morin had listed items missing on Preliminary Plan. Checklist run through. Completed plan.

Road Review Chairman was called and the following report was placed on file. The Road Review Committee Recommended that Stanton Way be built to MDOT standards. Gravel gradation compact be used. Dust control measures be requested at the end of pavement of new road. Road Review inspection after each phase and an as built set of plans on completion of the road. The Committee suggested \$65 - \$75 per lineal foot of road for a bond to include the hammerhead turn and beyond.

Anna Jackson moved to accept the Road Review Recommendations for the Final Plan of Sokokis Estates, and that crushed rock for 75 ft. at the end of pavement for dust control measure, and a \$53,000 bond for the road. Jon Gale seconded the motion.

Mr. Stanton suggested an alternative to the bond. Two suggestions were presented for the Board to consider.

1. Mr. Stanton be allowed to build the road and the Board restricting him to build only on the first two lots in the subdivision until the road is complete not allowing any building permits on the rear two lots or,

2. Restricting building on any lots in the subdivision until the road is completed.

This would prevent a substantial time delay for Mr. Stanton. Note #19 on the plan would nullify the subdivision if any portion of the subdivision does not comply with the entire plan and supporting documents.

Jon Gale moved to amend the motion to include or, after \$53,000, can build the road without the bond to the Road Review Specifications and not be allowed to sell or build on the lots until Road is built to specifications and inspected by the Road Review Committee. Judi Carll seconded the motion. Vote on the amendment was 5 - 0 in favor.

Amended motion: To accept the Road Review Committee recommendations for the Final Plan of Sokokis Estates, and that 75 ft. of crushed rock at the end of pavement for dust control measure, and a bond for \$53,000 or can build the road without the bond to the Road Review Specifications and not be allowed to sell or build on the lots until Road is built to specifications and inspected by the Road Review Committee. Vote on amendment was 4 - 1 in favor.

GRANITE RIDGE MOBILE HOME PARK SUBDIVISION PRELIMINARY PLAN

The following was suggested by the Town Planner to be placed on the plan:

RECOMMENDATIONS ON GRANITE RIDGE

- 1) Park Layout should be at a scale of 1"=60'.
Boundary Survey can be left at 1"=100'.
Reason: Current plan is cluttered and with the addition of bearings it will become even more cluttered.
- 2) Individual Lots should have bearings on proposed Mobile Home lots
- 3) Setbacks should be set as to front, side, and rear locations.
Recommend: 20' - front & side 10' - rear
- 4) Require setback lines on plan.
- 5) Have mail delivery provisions depicted on plan.
- 6) Have plans of streets designed by a Professional Engineer. Plans should specify at least the following: elevations, grades, pavement widths, right-of-way widths, base and subbase specifications, and drainage. (Title 38 MRSA Section 4358 Subsection 3(G).)
- 7) Intersection of Ledge Crest Drive and Cul-de-sac Road looks unsafe. Should have this better defined.
- 8) Water easements should be shown on plans.
- 9) Require a 50' buffer zone around park. Title 30 MRSA 4358 subsection 3(I). No structures allowed in Buffer Zone.
- 10) Have a greenbelt along Route 202 at a minimum of 50'.
- 11) Note on plan to say: Commercial lots (2&3) must remain in common ownership as Mobile Home Park unless waived at a future date by the Planning Board.
- 12) Note on Plan to say: Roads are never to become Town roads unless upgraded to Town specifications and approved by Town Road Review Committee.
- 13) Base any Preliminary approval on the following conditions:
 - a. Subject to Hydro Study Review;
 - b. Subject to Soil Suitability Review;
 - c. Subject to Erosion & Stormwater Plan Review;
 - d. Subject to DHS Approval of Water Supply & Sanitary Sewage System and Placement on Plan;
 - e. All other accepted recommendations.

Item #1 Mr. Leighton has agreed to this but was unable to have this for tonight.

Item #2 Not necessary.

Mr. Leighton has been in touch with the South Waterboro Post Office and they are in agreement with Mr. Leighton's proposal of Mail boxes of 17 over 17 with a 2' x 2' pitched roof over them. The Post Office has had a hard time with locks freezing and prefer Mr. Leighton's idea.

Mr. Leighton asked for a waiver of greenbelt width on Lots 6, 7, 21, & 22 to 25 ft. non-cutting buffer.

Judi Carll moved to waive 50 ft. greenbelt width on lots 6, 7, 21, & 22 non-cutting greenbelt. Roland Denby seconded the motion. Vote was 5 - 0 in favor.

Mr. Leighton is trying to get the old Route 202 discontinued. Note to be placed on the plan noting that lot 2 or 3 to retain ownership of the road.

Note on subdivision as suggested by the Town's attorney. Dwayne Morin to provide Mr. Leighton with this note.

Judi Carll moved to eliminate items #2, and #4. Roland Denby seconded the motion. Vote was 5 - 0 in favor.

Jon Gale moved for note to be placed on plan that lots #2, and #3 will not egress onto Route 202. Anna Jackson seconded the motion. Vote was 5 - 0 in favor.

Item #10 Jon Gale moved for 25 ft. greenspace (lawn, shrubs, plants, etc.) for lots #1, 2, 3, and 4 along Route 202. Anna Jackson seconded the motion. Vote was 5 - 0 in favor.

Anna Jackson moved to accept Preliminary Plan for Granite Ridge Mobile Home Park with recommendations 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 13 of Town Planner on plan. Jon Gale seconded the motion. Vote was 5 - 0 in favor.

John Roberts moved for Dwayne Morin to prepare a form letter that states Planning Board granting Preliminary Plan Approval to Granite Ridge Mobile Home Park Subdivision and that Chairman of the Planning Board can sign on the Planning Board's behalf. Dwayne Woodsome seconded the motion. Vote was 5 - 0 in favor.

MEETING ADJOURNED AT 10:30 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

John W. [unclear]
Richard E. Deuby
