

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

**REGULAR MEETING WATERBORO PLANNING BOARD JANUARY 24, 1991**

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:50  
P.M.

**I ROLLCALL:** Present were Judi Carll, Roland Denby, Kerry Perkins, Cindi Allen and John Roberts, arriving later was Jon Gale.

**II MINUTES OF PREVIOUS MEETING:** Judi Carll moved to accept January 9, 1991 minutes as read. Roland Denby seconded the motion. Vote was 3-0 in favor.

**III COMMUNICATIONS AND BILLS:**

1. Communication from Emery & Garrett Groundwater  
Re: Blear Park II
2. Communication from Millard Genthner, Chairman ZBA  
Re: Zoning Changes
3. Letters sent to local clubs Re: Comp Plan
4. Communication from Emery & Garrett Groundwater  
Re: New Arbor Estates
5. Minutes & Notice of Decision from ZBA
6. Letter to DECD Re: Index from Comp Plan
7. Notice of Public Hearing from SRCC
8. Letters to Road Review Committee, Road  
Commissioner and Peter Dalfonso Re: Tonight's  
meeting
9. Letter to CMP Re: Conditional Use Permits
10. Letter from Post Office Re: Woodland Heights

**IV REPORT OF OFFICERS:**

**V APPOINTMENTS:**

**WORKSHOP TO BRING THE BOARD UP TO DATE ON THE WOODLAND HEIGHTS PROJECT.**

Present were Douglas Foglio and Peter Dalfonso as per request of the Board. Mr. Foglio spoke of the Road Review Committee's concerns. Drainage a major issue. After the road is turned over to the town it then is the town's expense to maintain all of the drainage ditches. The underdrain would be less costly for town maintenance. Who will be responsible for the maintenance of the detension pond? Mr. Dalfonso noted that with the current design it would be necessary to dredge the pond. This could be fairly costly. Dwayne Morin noted that an Association would be formed and it would be their responsibility. Associations

have not done well in other subdivisions. The pond could require cleaning once every two years.

Mr. Foglio noted as did Mr. Dalfonso that the cross sections on the plan do not go with the profiles. Mr. Foglio also noted that the road should not be accepted by the town until at least 70% of the subdivision was filled with homes. The top coat of pavement would be placed the year its to be accepted. Mr. Foglio also believed that 22 ft. of pavement would be adequate in this residential area.

Great concern was expressed by all members as to who would be responsible for the maintenance of the detension pond if the association defaults. Possibly look at placing a clause in the deed that would allow the town to assess a fee for dredging if the association defaults.

Provision discussed allowing for water hookup to the water system if available at the time the road is constructed.

Areas needing to be addressed:

1. Underdrainage
2. Ditching both sides
3. Water hook ups
4. Provisions for the detension pond

Workshop portion of the meeting adjourned at 9:25 p.m.

Kerry Perkins moved to hold a Public Hearing on February 13, 1991 at 7:00 P.M. for requested Zoning Changes from the Zoning Board of Appeals. Jon Gale seconded the motion. Vote was 5-0 in favor.

Sharon noted to the Board that Mr. Foglio has notified Mr. Sellers of the violation of the extension granted by the Board. The Board members very strongly noted that the final extension was granted for C & K Apartments at a previous meeting and it was noted at the time that fines would be assessed if extension was not met.

Dwayne Morin reminded everyone of the February 7, 1991  
Comprehensive Plan meeting.

Meeting adjourned at 9:40 P.M.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

John R. [Signature]  
Robert E. [Signature]  
Judith [Signature]  
Cynthia Allen  
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