

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD FEBRUARY 13, 1991

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:00
P.M.

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

Code Enforcement Officer, Van Foglio was present to discuss the C & K Apartment Complex with the Board members. Mr. Foglio went down to the property with Mr. Sellers, Mr. Kustron, and Mr. Dumas to inspect the property. The Planning Board requirements and extension given have not been met. Mr. Foglio informed the Board how the fine system works and asked what they would like to do from this point. A suggestion is made to the Selectmen and they have the final decision as to the amount of the fine. A minimum of \$1500. is usually assessed and \$50. per day for each day that the violation exists. Mr. Foglio reported that he felt that 85% of the shaping appeared to be complete. Mr. Sellers had been in and he noted that the ground had frozen before he could finish the shaping. Members discussed possible solutions to this problem. Mr. Sellers has been made aware that fine would be assessed yet he still does not meet the Board's requirements. There appears to be no gravel extraction from the site at this time. Restrictions on the original subdivision have not been met. Extensions granted 3 times and these have not been met.

Jon Gale moved that a fine be recommended of \$50. per day for the first 20 days and if the job is not completed as previously requested by June 1, 1991 that \$50. per day be assessed from January 21, 1991 through completion. Roland Denby seconded the motion. Vote was 3-0-1 Motion passed.

II MINUTES OF PREVIOUS MEETINGS: January 24, 1991

III COMMUNICATION AND BILLS:

1. Letter from Sebago Technics Re: Woodland Heights
2. Results from Water tests taken from wells on site for Will-of-the-Wisp Apartment Complex
3. Bill from Maine Municipal for Handbooks ordered
4. Letter from Charles Thornton Re: Subdivision
5. Letter from York County Soil & Water Conservation District
6. Advertisement
7. Maine Business Indicators Fall Issue
8. Information from Lincoln Institute of Land Policy

IV REPORT OF OFFICERS:

Treasurer's Report given by Dwayne Woodsome

V APPOINTMENTS:

8:00 P.M. JESSIE JOHNSON/ROGER LAUZIER

8:15 P.M. KEN NETTLESHIP

8:30 P.M. WINTHROP ROBERTS

8:00 P.M. JESSIE JOHNSON/ROGER LAUZIER MAP 32 LOT 1B ZONE AR

Roger Lauzier representative of Mr. Johnson presented plans for addition to existing cottage and existing cottage upon completion of new addition to be renovated for use as a garage. New structure would not be closer than existing structure to the road. Sideline of 35 ft. would be met. New septic system proposed, until Mr. Johnson knew if he could get approval he held off on the design. Proposed change would enhance, and be more beneficial to the neighbors. Board members expressed concern with erosion control during construction process.

Dwayne Woodsome moved to approve design presented as per plan subject to presentation of a new septic design prior to building permit being issued and that erosion control measures be used to protect existing road, once new construction is complete the old dwelling to be converted into a garage not to be used as living quarters. Judi Carll seconded the motion. Vote was 4-0 in favor.

8:15 P.M. KEN NETTLESHIP MAP 42 LOT A-299 ZONE AR

Mr. Nettleship is requesting placement of a stone retaining wall within the required setbacks in Lake Arrowhead. Since a wall is considered a structure Planning Board approval is necessary.

Jon Gale moved to accept the stone wall as per diagram presented. Judi Carll seconded the motion. Vote was 4-0 in favor.

Roland Denby, Vice Chairman took over the meeting to allow John Roberts, Chairman to present Mr. Winthrop Roberts plan for Board review.

8:30 P.M. WINTHROP ROBERTS MAP 36 LOTS 11/15A ZONE AR

John Roberts presented plans for new retaining wall along waters edge of Lake Ossipee as per DEP approval. Planning Board review is necessary.

Jon Gale moved to grant approval using DEP recommendations. Dwayne Woodsome seconded the motion. Vote was 4-0 in favor.

John Roberts presiding over the meeting once again.

VI NEW BUSINESS:

Information from Town Planner

VII OLD BUSINESS:

1. C & K Apartments Enforcement (Taken up at beginning of the meeting.
2. Robert Beck Hillside Terrace Subdivision
3. June Broomhall Will-of-the-Wisp Apartment Subdivision
4. Woodland heights Subdivision
5. Zoning Changes for Town Meeting

ROBERT BECK HILLSIDE TERRACE SUBDIVISION

Mr. Beck has met all criteria from previous meetings. Note on plan regarding Road Entrance for Drives.

Roland Denby moved to approval Final Plan of Hillside Terrace. Judi Carll seconded the motion. Vote was 4-0 in favor. Plan was signed, fees were paid.

JUNE BROOMHALL WILL-OF-THE-WISP APARTMENT SUBDIVISION

Criteria has been met. Dwayne Morin asked why a complete water test was not run on the water samples. Mrs. Broomhall was not aware of requirements for sampling and therefore had not instructed the lab to do all that was necessary.

Recommendations from Dwayne Morin were noted. Post boxes could be placed with existing boxes but it would probably be over 1 year before the Postal Department would approve them.

Second access discussed and proposed location agreed upon. To be shown on the Final Plan.

Jon Gale moved that Preliminary Plan be accepted based on completion of 7 needs listed also added notes and that 2nd access noted be marked from Route 5, 200 ft. to existing drive on the North side of Route 5 and subject to additional water test and State Highway opening permit be presented with Final Application. Roland Denby seconded the motion.

1. Planning Board Signature Box
2. Owner Signature Line
3. Address of Ecco Engineering
4. Property owners of land across the street depicted on plan
5. Width of Route 5 depicted on plan
6. Location of Utility Poles depicted on plan
7. Provisions for mail delivery

ADDED NOTES:

Zone: Agriculture & Residential
Min. Lot Size: 80,000 sq. ft.
Min. Road Frontage: 150 feet
Min. Front Setback: 75 ft.
Min. Side and Rear Setback: 35 ft.

Total Area of Lot: 31 acres
Total number of units: 9 units
Acreage Utilized: 16.5 Acres

Town of Waterboro Assessors Map 16 Lot 19
On Site Water Supply & Sewage Disposal Facilities
to be utilized

See Soils Report by Paul W. Lawrence, (Address)

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals, and supporting documents, except diminimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

Renovations of existing barn shall conform to BOCA Building Codes and Lifesafety codes.

Vote was 4-0 in favor.

Board entered Executive Session at 9:18 P.M.
Board exited Executive Session at 9:28 P.M.

WOODLAND HEIGHTS SUBDIVISION

Preliminary Approval requested from developers. Dwayne Morin gave a brief update on the project.

Rodney Chadbourne noted areas of concern regarding ditching versus underdrain and that Kim McMillan of DEP had not required underdrain. Dwayne had also spoke with Kim and she had informed him that the ditching versus underdrain had not really been reviewed to any great extent.

The Planning Board is charged with the duty of planning for the future and future expenses to the Town's people and for liabilities. The underdrain would be less costly in the future for the Town. Concern shown by developers due to DEP approval. Dwayne did not feel that DEP would have a problem. They should be notified of any changes.

Concerns noted with detension pond and the upkeep. The association proposed should handle upkeep. The Board has not seen real good results with associations. If they fail to follow through with upkeep who would be responsible for the upkeep? Would the developer have a problem placing a deed covenant and a note on the final plan wording such that if the association fails to follow through with upkeep of detension pond the Town would have the authority to do maintenance and assess the fee to the land owners in the association. This would not be a problem.

A third party engineer would be necessary to inspect the construction phase of the road within the development. Also Dwayne Morin suggested following the Road Review Committee Recommendations.

Roland Denby moved to accept the Preliminary Plan of Woodland Heights with the Road Review Recommendations (dated 2-13-91) and Sebago Technics recommendation (dated 1-4-91), prior to Final Plan approval a sample deed of a lot with the note regarding detension pond/association and also \$100 be collected per lot at sale of lot to be set aside in escrow for nature of detension pond/common area to be managed by the treasurer of the association. Judi Carll seconded the motion. Vote was 4-0 in favor.

Road Bonds and Detension Bonds were discussed. Sum of \$400,000 previously proposed. Estimates to be presented. 3 engineering firms for bid as third party engineer inspector.

Receipt of acceptance of Preliminary Plan Approval to be forwarded to Rodney Chadbourne.

Discussion regarding phasing of project. The Board was not opposed to phasing. DEP approval is good for 5 years. It was noted to developers that a road has to sit for 2 years prior to approval by the Town, by vote at annual Town Meeting.

Treasurer's Report accepted and filed.

Meeting adjourned at 10:42 P.M.

Respectfully submitted,

Dwayne Woodsome
Dwayne Woodsome
Secretary/Treasurer

John W. [unclear]

Richard E. Denby

Judith Carr

Dwayne Woodsome

Henry Perkins