

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

**REGULAR MEETING WATERBORO PLANNING BOARD MARCH 13, 1991**

Meeting called to order by Chairman, John Roberts at 7:45 P.M.

**I ROLLCALL:** Present were Chairman, John Roberts, Judi Carll, Roland Denby, Cindy Allen, Kerri Perkins and Dwayne Woodsome.

**II MINUTES OF PREVIOUS MEETINGS:** Roland Denby moved to approve the February 23, 1991 minutes. Judi Carll seconded the motion. Vote was 3-0 in favor.

**III COMMUNICATION AND BILLS:**

1. Results from water tests taken from wells on site for Will-O-The-Wisp Apartment Complex
2. Letter from York County Soil & Water Conservation District
3. Saco River Corridor Comm Notice of Intent to File
4. Cromaglass Re: Wastewater treatment systems

**IV REPORT OF OFFICERS:**

No Treasurer's Report

**V APPOINTMENTS:**

8:00 p.m. White Brothers	8:00 p.m. Tim McCandless
8:30 p.m. Kevin Grimes	8:15 p.m. Andy Cote
8:45 p.m. Al Thibault	8:30 p.m. John Bogart
9:00 p.m. Sylvio Nolette	8:45 p.m. Brad Johnstone
	9:00 p.m. Gosselin

**WHITE BROTHERS/GLENN DYER PROPERTY/FOLEY GRAVEL EXTRACTION PROJECT**

Mike White, Vice President and General Manager of White Brothers was present. Mike explained that his company is a user of material for heavy highway construction projects. Dwayne Morin explain that John Foley had previously obtained approval of a site plan from the Planning Board. He is ill and White Brothers would like to pick up the project. Since six months has elapsed the Conditional Use Permit granted to Mr. Foley is no longer valid.

Mr. White explained that he would run the project using the same grades as per site plan approval. Mr. White asked for form and substance of the Bond that the Board would be requiring. Copy of information to be sent to Mr. White to identify cost to provide bond. \$21,000 was the required

amount for Mr. Foley, Mr. White asked how the figure was determined. Sebago Technics, Peter Dalfonzo helped determine the amount of the bond. Mr. White felt that this was an escalated amount. The state uses \$5000/mile when requiring a bond the length of Silas Brown Road to be affected is only 3/10ths of a mile. A Performance Bond diminishing \$3000/year over a 7 year period was approved by the Board for Mr. Foley.

Mr. White mentioned the heavy load limit, this could be an issue. The bond should cover any damages created by White Brothers, would the Board consider allowing White Brothers to travel during the season that the roads are posted. A letter to the Road Commissioner regarding this matter will be sent by Town Planner for input. Kerri Perkins noted that possibly if White Brothers were allowed to travel during heavy load limit season the Board should insure that the Bond never be less than what it would cost to repair the road.

Mr. White noted that company policy has been to pave entrances to pits. Hours were mentioned. Mr. White requested permission to possibly haul on Saturdays. The Board members noted that at a Public Hearing held for the review of the project that Public sentiment was strongly voiced regarding hauling hours, therefore the restrictions were placed on the project.

There would be screening on site but the screen is hauled behind a truck. Screen is approximately 15 ft. in length and 15 ft. in height.

Mr. White noted his concern to the members regarding the 8 ft. x 200 ft. acceleration lane. White Brothers do not use trailer dumps as did Mr. Foley. They use wheelers. In turning with this type of truck the acceleration lane would be virtually useless. Mr. White would like the Board to consider as well as the Road Review Committee dropping this restriction. Mr. White felt that this would be an unnecessary expense that would not accomplish much.

Mr. White informed the Board that Bob Goodwin would be his project manager for this project he would be laying out the limit of excavation, checking grades and other requirements. Insurance would be provided with the Dyers.

Please give thought to requests, Karen Lovell, town counsel for the bond, Road Review Committee regarding posting and road issues brought up. Mr. White will send a copy of bond

from his bonding company for Karen to review (this should be faster). cc: All correspondence to Mike White.

**8:30 P.M. KEVIN GRIMES MAP 9 LOT 10B F & A ZONE**

Kevin would like to deed 2 and 3 acres to abutters. The abutters to this property would be Lake Sherburne lots. Lake Sherburne is an approved subdivision - Dwayne Morin believed that this would be considered a revision to the subdivision under the Waterboro Subdivision Regulations. Lake Sherburne is AR Zone and Kevin's property is F & A Zone. There appeared to be some legal issues that needed to be addressed before the Board could act on Kevin Grimes' request. Board members present instructed Dwayne Morin to seek a legal opinion regarding this matter.

Kevin gave Dwayne Morin the drainage easement. The Sottolano's would need to come in to sign this so it could be notarized. Kevin to notify the Sottolano's.

Kevin requested the Planning Board's assistance regarding the guardrail issue within Sherburne Woods Subdivision. Kevin noted his efforts to speak to the Road Commissioner over the last 2 and 1/2 years. The current request of the Road Review Committee/Road Commissioner would place the guardrail 5 ft. off the pavement which would place the guardrail down over the embankment.

Dwayne Morin to speak to the Road Commissioner and have him call Kevin Grimes. A draft dedication of the road was given to Dwayne and placed on file.

**AL THIBAULT MAP 31 LOT 17 ZONE AR**

Dwayne Morin gave a brief synopsis of the process that the Thibault's had gone through to get to this point. The Thibault's are requesting permission to place a 7 ft. x 20 ft. addition to the existing structure. No foundation is proposed. This is less than 30% expansion. A new septic system has been installed within the last 2 years. Dwayne Woodsome moved to grant the Thibault's a Building Permit under Section 2.08 and 7.01 for an 8 ft. x 20 ft. addition this dimension to include the soffit. Roland Denby seconded the motion. Vote was 5-0 in favor.

Letter to the Zoning Board of Appeals asking if they would refund the \$50.00 fee paid by the Thibault's to be applied towards the Building Permit and Conditional Use Permit.

**SYLVIO NOLETTE            DID    NOT    SHOW**

**VI            NEW BUSINESS:**

**VII           OLD BUSINESS:**

**NEW ARBOR ESTATES    FINAL SUBDIVISION PLAN**

All recommendations are on the plan except mail delivery and drive placement, the changes have been placed on the milar. Dwayne Morin gave a brief review. A dedication of the 10 ft strip would be necessary for recording at the registry and it would go before the voters at June 1991 Town Meeting for acceptance.

Dwayne Woodsome move to accept the Final Plan of New Arbor Estates. Judi Carll seconded the motion. Vote was 5-0 in favor. Subdivision to be signed at 3/28/91 since lines needed to be added. All fees were paid.

**MR. VERENEAU/SMRT**

SMRT, Mike LaLonden was representing Mr. Vereneau. Proposing a 24' x 16' attached garage. Survey was presented showing the closest point of the garage to lot line being 12 ft.

Roland Denby moved to approve the request for the garage to be built not closer than 10 ft. to the lot line and to be attached to the existing structure, standard erosion control measures be followed. Kerri Perkins seconded the motion. Vote was 5-0 in favor.

**Les Leighton** has asked for a further extension for submittal of preliminary plans for his trailer park. Mr. Sweet and Peter Garrett are working with the Hydro study. There appears to be another issue that of a possible Site Location Law violation from DEP. Over 5 acres in size. Extension to be; submittal of plan 14 days after Peter Garrett grants approval of the Hydro study.

Kerri Perkins moved and Cindy Allen seconded a motion to adjourn at 9:57 P.M.

Respectfully submitted,

Dwayne Woodsome  
Secretary/Treasurer

*John ...*  
-----  
*[Signature]*  
-----  
*Richard ...*  
-----  
*Cynthia Allen*  
-----  
*Dwayne Woodsome*  
-----  
-----