

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MARCH 26, 1992

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 PM

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

II MINUTES OF PREVIOUS MEETINGS:

III COMMUNICATION AND BILLS:

1. Memo from Selectmen Re; Annual Report

Roland Denby to write the report.

Dwayne Morin briefly reviewed the status of the Shoreland Zoning issue. If the Board choses to do nothing regarding updating the Shoreland Zoning prior to June 30, 1992 the State Regulations will be mandated as the Town of Waterboro's Shoreland Zoning.

The Board would like to proceed with updates. Why should we wait for the State to mandate their regulations. The general feeling was to take charge of the situation.

Dwayne has incorporated current issue with the State Model. The Board needs to come up with a map noting major lakes and streams.

IV REPORT OF OFFICERS:

V APPOINTMENTS:

Meeting set aside for workshop purposes for Blear Park II (Mobile Home Park)

Blear Park II AR Zone 19.6 acre site will support 23 lots for manufactured housing. Mr. Leighton is requesting a waiver for the cul-de-sac, as planned it is 1,700 ft. long. Mr. Leighton will be maintaining a 30 ft. wide access road abutting Dean Waterhouse property for access to the open space where most of the excess material will be stored. A stone ditch is planned along the back of the septic area. Mr. Leighton plans to use filter fabric to help with the run off in the ditches. Two wells located on plans. The site is baron and landscaping with loam & seed is planned with a couple of juniper bushes per site.

Mr. Leighton would like to phase the project. Concerns expressed by Board members as to travel by dump trucks creating excessive dust. Les feels that the area he is keeping open as an access road should minimize this as much as possible. This access road to be kept open until excess material is moved or sold. The final lot on this corner would not be used until all of the excess material is gone.

Douglas Foglio, Sr. was present, he is an abutter, chairman of the Road Review Committee and Les Leighton has also hired his firm to assist in grading the site.

Doug reviewed the elevation with the Board members present. The information has been calculated and the site will handle a 5" storm in 24 hours. Roads to remain private. The note on the plan for underground power is incorrect. Les will be going overhead with power, phone, cable, etc.

A copy of park regulations should be placed on file. Safety a factor during phasing. Les noted that all stone will be placed along the bank.

Board discussed bonding? Would it be necessary? The liability should be nothing to the town since the roads and the park are privately owned.

The road width appears to be wide enough to handle the delivery of trailers. Les noted that once a trailer is in a park they do not often move. If people move they sell the trailer on the lot and it usually remains in the park. Les expressed his concern with planting trees. Since everything is sandy with just a layer of loam for seeding, Les was not sure that the trees would root properly.

The park entrance is 485 ft. from the Elementary School.

Check List noted and the following items were missing:

1. Signature Line for Subdivider with Name and Address
2. Width of Route 5
3. Provisions for Mail Delivery

Emergency access - Les will keep the emergency access open during the winter.

Doug Foglio explained the reason for limiting the length of cul-de-sac's in the Subdivision Regulations.

Judi Carll moved to waive the length of the cul-de-sac with the provision that the Emergency Road be installed and maintained as noted on the plan. Jon Gale seconded the motion. Vote was 5-0-0 in favor.

Roland Denby moved to accept the Preliminary Plan of Blear Park II. Cindy Allen seconded the motion. Vote was 5-0-0.

Would there be objections if grading started on project and excess material taken off site? This would be part of the reclamation project but surplus material will need to be moved. Material will be moved after development is started, vehicular traffic will be through emergency access. Les could place fencing around stock piles, lot 23 will not be occupied until stock piles are gone.

Twelve ft. from grade to side slope. Five ft. above natural grade for stock pile.

Dwayne Woodsome moved that reclamation of pit be allowed to commence at anytime. Cindy Allen seconded the motion. vote was 5-0-0 in favor.

Second Public Hearing to be determined by Board once Shawn Frank has presented updated plans if a need is apparent.

VI NEW BUSINESS:

Doug Foglio mentioned to the Board members the need to possibly address, through zoning, Historic Building Zones for Old Churches and structures.

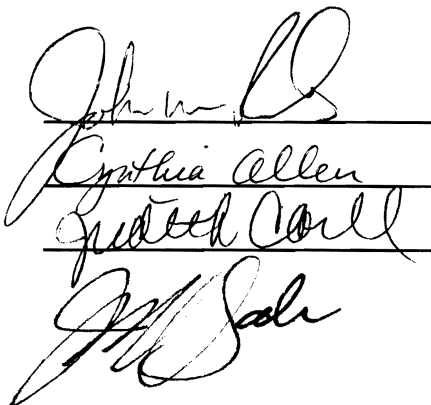
VII OLD BUSINESS:

VIII ADJOURNMENT:

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Dwayne Woodsome


John W. B.
Cynthia Allen
Judith Carll
Jon Gale