

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD MAY 27, 1993

MEETING CALLED TO ORDER AT 8:07 PM, BY CHAIRMAN, JOHN ROBERTS

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

II **COMMUNICATION AND BILLS:**

III **MINUTES OF PREVIOUS MEETINGS:**

IV **REPORT OF OFFICERS:**

V **APPOINTMENTS:**

8:00 PM Mr. Curit Twin Pines Mobile Home Park
8:30 PM Maine Cranberry Company Site Plan Review

8:00 PM Mr. Curit Twin Pines Mobile Home Park

Mr. Curit resides in Twin Pines Mobile Home Park and has constructed a garage out of 2' x 3' and covered with tarpaulin. Mr. Curit was asked to present an accurate plot plan of his lot before the Planning Board could act on his request to allow this structure to remain on the lot.

Mr. Curit contacted Dwayne Morin to inform him that he cannot locate the pins that designate his lot from abutting lots in the development.

Cindy Allen moved and John Roberts seconded a motion to send Dwayne Morin and Tim Nelson to check lot lines and to forward a letter to Mr. Curit to proceed with tearing the structure down or provide an accurate plot plan denoting property lines. Vote was 3-0-1 in favor. Motion passed.

8:30 PM Maine Cranberry Company Site Plan Review

Bill Forrest and Bob Cleaves were the representatives from the Maine Cranberry Company. Also present were approximately ten area residents.

This was the Maine Cranberry Company's initial meeting for proposed Cranberry operation. Two goals for this meeting were to explain who the company is and a bit about the proposed project and overview of regulatory process.

A plan of boundaries was placed on display for those in attendance.

The company was formed about three years ago to renovate old cranberry bogs or to create new cranberry beds. Bob and Bill traveled throughout the state researching potential sites. The plan for this site is to renovate the old beds and expand into approximately 42 acres of cranberry beds. The site is approximately 152 acres in size, 42 acres planned for cranberry bog, area for sand supply, retention ponds and tail water ponds. Area of development 75 ft. to 300 ft. from Shaker brook. Accessible from Route 202/4.

Process order for design and approval is, Federal, State and local. The company would like to have all approvals so construction could commence in September of 1993. Army Corp of Engineers, EPA, Town of Alfred and Town of Waterboro approvals necessary to start construction. The company has to prove to the Army Corp that there are no other practical site available, at this time that task has not been completed.

The issues with State Inland Fisheries & Wildlife are concerns regarding spotted turtles, and Blandings turtles. The site has the potential to support these two types of turtles. DEP standards need to be met. The state would like to act on the permit by June 15th. As a result of State & Federal review the site as shown tonight may change. The Red Cedar Swamp are of approximately 10 acres may have to remain undisturbed and the area of use transferred to a field currently owned by Mr. Yeaton and the Giles families acreage.

Given the uncertainties the project as shown may not be the final plan and apologies were given.

Town of Alfred has deemed the application for the project as complete. At this time Alfred has been working with Maine Municipal to determine if their ordinances allow this use in Wetlands. Also Alfred has Woodward & Curran on board to review all incoming data for the Town. The Cranberry Company has asked the Town of Alfred to hold on placing money in escrow until the Federal Agencies have given them the green light and to allow Alfred to determine if this is an allowed use. The company has requested that all incoming information be copied to the Town of Waterboro.

At the end of the bog there is valuable habitat, Sedge Meadow and Wading Bird Habitat. The third phase of the project will be to mitigate for impact, this is an expensive operation.

The Town of Alfred is asking for a survey of the site. A complete survey has not been done of the site. Other surveys and Tax Maps on record document most of the perimeter.

They have made a proposal to Alfred that they be allowed to proceed with this project, once approvals are granted a complete survey would be completed. The company is looking at the economics, financial commitment from a practical stand point. They do not wish to incur this expense at this time if at all possible.

Location of the old beds go right against shaker brook. The old dikes are long and narrow the new beds would require extensive earth moving.

Application of pesticides and herbicides will be designed after those used in Massachusetts. These practices are acceptable in Maine. They will not use pesticides unless there is a need and whenever possible natural methods will be preferable. The most prudent time frame for utilization of pesticides would be during the dry period. Water soluble pesticides in a 50 sq. ft. area will breakdown within a 24 hour period. Very few cranberry operations have a fully contained system. This system would contain all water through a dike system, as part of the Federal and State approval they have had to present, flow of water calculations. Massachusetts and Wisconsin aerially spray this would not be done on this site.

Sand Crossing Road will be used as access to the project. A rehabilitation culvert will be used to allow farm equipment access. The traffic flow should be minimal. September 10th through Sept. 30th is harvest time. Trucks would be in and out. Potential for big trucks moving berries out, estimate 200 barrels per acre for a 40 acre site. This would be the primary access during the construction process.

An abutter to Sand Crossing Road expressed concern of diesel fumes since his wife has trouble with breathing.

Water Supply:

Use of water from the brook cannot impact the natural. During the Spring of the year during runoff they might draw from the brook to fill supply pond and tail water pond.

Asked where the overflow from the tailwater pond goes? If the need arises release would be onto adjacent property for storm water. This is a primary concern through Federal and State Statutes and also at the local level. The design of the system is that this concern not take place.

Monitoring wells:

Department of Agriculture is a sufficient environmental device without having monitoring wells. George Roberts was present and informed those present of what the old beds were like. He also stated that he had a trophy for the third largest cranberry in Maine.

Site Plan:

Approval from Federal Agency, Delineation of beds through State and Federal Agencies then formally with the Planning Board. Once the final layout is complete a survey makes more sense. The timing of the project has been the toughest aspect to deal with. They are hoping to have the regulatory portion complete so construction could take place in September of 1993. As they move closer they would like to proceed with the local process. Would the Planning Board consider pursuing proceeding for application contingent on survey prior to Final Approval?

For site plan survey would not be required for Final application however it would be necessary before Final Approval.

Alfred has consultant would the Town of Waterboro require a consultant and if so could they possible use the same consultant as the Town of Alfred? It was noted that State Law mandates a joint meeting with abutting town Boards.

Project will now fall under Old Business and upon prior notice could be placed on next available Planning Board Meeting Agenda. This however, does fall at the end of the Regular appointments.

Sand pit issue:

After review by legal counsel of the extraction taking place on site it was determined that a Conditional Use Permit would be needed. The Maine Cranberry representative noted that the amount of sand used each year is very small. With current calculations they should not have to go off site for sand at any time within foreseeable future. The sand is distributed on the ice during the winter.

The order used for development of this nature by the Waterboro Planning Board is:

Presentation of Final Site Plan, Site Walk, Public Hearing, Preliminary Plan and the approval of Final Plan.

The Preliminary and Final can be combined at one meeting if all documentation is satisfactory. If a negative issue is presented at Preliminary then Final would potentially follow once the issue is dealt with.

Farm manager would live on site and one full time employee, two part time employees during harvest. There are two methods used for harvesting, (1) is a wet method: the water level is raised and a boom is used to harvest, this method would require the berries to be sold for frozen products, (2) Dry harvesting: a mechanical rake and sifter are attached to the rear of a tractor, the benefit of the dry method is that the berries can be sold as fresh berries which are a more valuable product. They believe that they will have predominantly wet harvest.

They hope to use material on site from the pond excavation for the bed areas. There should be no need for additional materials to be brought in.

Questions asked by those present about pesticide management. Fertilizers used will be those consistent with State approved list. The proposed layout would promote less use of fertilizers.

Power lines will be located on the left side of Sand Crossing Road as you enter from Route 202/4.

George Roberts noted that the vines on site were from Cape Cod.

Cindy Allen moved and Judi Carll seconded a motion to approve sketch plan dated 5-12-93. Vote was 4-0-0 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

Douglas Foglio - Glenn Dyer Excavation Project

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Letter received from Sebago Technics noted an acceleration lane would need to be 14 ft. in width. Peter Dalfonso believed that this would force people to pass and would create a dangerous situation. He did note that the road way should be striped, signs should be posted at the top of the hill and around the corner of Silas Brown Road and the shoulders of the road should be shimmed.

The site entrance should have a minimum radius on the south side of the intersection of 30 ft. (letter on file)

Cindy Allen moved and Judi Carll seconded a motion to accept Sebago Technics recommendations dated May 27, 1993 with regard to Foglio Gravel Extraction Conditional Use Permit and have Doug Foglio update the plan with the new conditions and present the updated plan to the Board. Vote was 3-0-0 in favor.

VIII ADJOURNMENT: Meeting adjourned at 10:01 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer

Cynthia Allen

Judith Carll
