



TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

**PUBLIC HEARING
OLD MILL GROVE
JUNE 8, 1994
7:00 PM**

The Public Hearing was called to order by Chairman, John Roberts at 7:07 p.m. Present from the Planning Board were Judi Carll, Roland Denby, Dwayne Woodsome and John Roberts. Approximately ten people from neighboring property were also in attendance.

The developer, Kurt Butterfield and Real Estate Agent, Bill Speed were introduced. John Roberts asked if they would like to address those present. Neither expressed interest. John Roberts then asked those present if they had any questions regarding the four lot subdivision located off the Thyngs Mill Road. One lot has already been sold and timber has been cut off the lot. Mr. Pillsbury expressed his concern with the amount of run off that he receives from the Thyngs Mill Road now and the potential increase in run off once the lots are opened up and houses constructed.

Dwayne Woodsome noted that the road is tarred however does not have much base. A plow or heavy vehicle have got stuck due to the poor road conditions. Erosion could be a problem. Dwayne believes that there are only 12 inch culverts currently under the road. Collective run off should be considered.

It was asked when houses would be built? Mr. Butterfield told those present that he was the developer only and would not be constructing any homes.

It was asked what the arched line on the plans denoted. Bill Speed informed those present that the wells would be located beyond this area.

Mrs. Sugden arrived late and asked about construction. How soon it would start? She was told that Mr. Butterfield was only the developer. She also asked if there were any building restrictions. Mr. Butterfield noted there would be a deed restriction for mobile homes.

Would a greenbelt help minimize the run off problem? The Road Review Committee might be able to suggest a solution? Mr. Butterfield asked if there were certain standards that were used in determining a solution? The Town's engineer might be needed to review the area at the developer's expense. Kurt Butterfield asked what length of time he would be dealing with for the Road Review Recommendation. Dwayne Woodsome thought about two weeks.

John Roberts informed Mr. Butterfield that Article III, Section D. the Board will consider that the subdivision will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result. It the Road Review Committee could come up with a solution before consulting an engineer then possibly the Board would not need to contact an engineer.

The Board members had questions regarding the placement of the drive entrances for lots 2 and 3. Sharon informed those members who were not at the last meeting that Mr. Speed had asked if the driveway envelopes could be reviewed by the Road Review Committee instead of a specific placement. Since many times the person building the home has different plans and ideas for location of homes than the developer. The Road Review Committee Chairman is in receipt of the plans and instructions for review by the Planning Board.

Sharon would forward information to the Road Review Committee for their prompt review.

It was also noted that Mr. Butterfield has an option on the property directly across from this proposed subdivision. Dwayne Woodsome mentioned that a detention pond might be a possible solution.

Since no one had further questions John Roberts closed the hearing at 7:42 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer