

PLANNING BOARD

Town of Waterboro

REGULAR MEETING WATERBORO PLANNING BOARD SEPT. 22, 1994

Meeting called to order by Vice Chairman, Roland Denby at 7:10 p.m.

I ROLL CALL: Present were Lawrence Jacobsen, Dwayne Woodsome, Everett Whitten, Judi Carll and Vice Chairman, Roland Denby.

II MINUTES OF PREVIOUS MEETINGS: August 25, 1994 & Sept. 14, 1994

III COMMUNICATION AND BILLS:

1. Working Landscapes - Natural Resources Council of Maine
2. Letter to Andrew & Gail Woodsome Re: Drainage Easement
3. RTAC News

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:00 P.M. Donald Burns Map 47 Lot 131 AR Zone

7:15 P.M. Steve Allen Map 13 Lot 57 AR Zone

7:15 p.m. Donald Burns Map 47 Lot 131 AR Zone

Mr. Burns owns property on Lake Sherburne and is requesting permission to expand his residence. The location of the home falls within 100 ft. of the normal high water mark of Lake Sherburne. A survey has been presented showing the exact location of the home (see attached). This falls under the 30% expansion rule found in section 7.01 of your Zoning Ordinance. Existing house has a loft in the upper portion of the house. A new septic system was installed in November of 1990.

Lawrence Jacobsen moved and Everett Whitten seconded a motion to approve a 15' x 26'4" dormer and a 4' x 7' deck for a 29.99% increase and that the plumbing code for the septic system be met approval under Section 2.08, 7.01, B.1.A. Vote was 4-0-1 in favor.

7:30 p.m. Steve Allen Map 13 Lot 57 AR Zone

Mr. Allen currently owns a trailer off from Route 5 in North Waterboro on Foster Lane. Mr. Allen is proposing relocating the trailer to allow him to construct a single story ranch home. He would like permission to live in the trailer while constructing the new house.

The trailer is approximately 10 years old and measures 12' x 65'. Believed that the system has a 1,000 gallon tank and Steve intends to utilize the existing system. Mr. Allen intends to sell the trailer once the house is constructed.

Judi Carll moved and Larry Jacobsen seconded a motion to approve the use of the trailer during the construction of a new home. Trailer to be moved sixty (60) days from the issuance of the Occupancy Permit. Relocation of the trailer during construction to meet the setbacks requirements. The trailer not to be rented out or have two residence on the property approval under Section 2.07, 2.08. Vote was 4-0-1 in favor.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. Old Mill Grove Subdivision

There were two outstanding issues from the last Planning Board Meeting.

1. Drainage Easement from Andrew Woodsome Jr. and,
2. Verification of the legally recorded width of the Thyngs Mill Road.

The drainage easement is on file from Andrew & Gail Woodsome Jr. to install and maintain a 42" squash culvert, a 42" squash culvert is planned near Fox Valley Farm as well. Dwayne Morin provided Kurt Butterfield and Bill Speed with a copy of the proposed cost to be split evenly with the Town. Total assumed cost each is \$2,767, the total amount to be placed in an escrow account to be drawn on once the town starts the project.

A second survey of lot #17 directly across from the Old Mill Grove Subdivision completed by another surveyor was placed on file as proof that the right-of-way is 50 ft. in width as an easement and in many areas the stone walls do not indicate the property boundaries. The right-of-way weaves in and around the stone walls. Dwayne Woodsome asked if the lots in the subdivision would still meet the 5 acre minimum lot size. Yes they would remain the same.

Bill Speed noted that Steve Ross had informed him that for the most part the right-of-way holds a 3 rod width therefore the survey holds a 3 rod width. Dwayne Morin also noted that a 5% contingency has been calculated into the proposed cost.

The project is in for Final Plan Approval. If a motion for approval is made it should be contingent on moneys being placed in an escrow from the developer in the amount of \$2,767.00. Dwayne Woodsome asked where the money was being allocated from. Dwayne Morin informed those present that the Road Review Committee and the Road Commissioner said the money could be expended from the ditching account and would not affect this years plans.

Judi Carll moved and Everett Whitten seconded a motion to approve the Final Plan of Old Mill Grove Subdivision with the condition that \$2,767.00 be placed in an escrow account. Dwayne Woodsome suggested holding the issuance of building permits until the work on the culverts had been completed. Dwayne Woodsome felt that the public should be protected. Developer noted that the actual impact of this subdivision will be minimal and it doesn't seem fair if the money is placed in an escrow account that the Building Permits should be held up since the developers portion of the process is complete. The Selectmen have said that the project will be completed. Dwayne Morin noted that the Board of Selectmen did vote that as soon as this was approved the work would commence. Dwayne Woodsome again noted his concern for the residents that were present at the Public Hearing that deal with the runoff issue.

Vote on the motion was 4 -0-1 in favor. Three checks were written to cover the escrow, the subdivision expense and the hydro study fee, and the filing fee at the York County Registry of Deeds.

Larry Jacobsen moved and Everett Whitten seconded a motion to accept 9/14/94 minutes with the change of street under Mr. Toothaker (reads lot does not abut Webber, should read does not abut East Shore Road). Vote was 5-0-0 in favor.

Judi Carll moved and Dwayne Woodsome moved to accept the minutes of 8/15/94 with changes. Vote was 5-0-0 in favor.

Dwayne Morin noted to those present that Biddeford Savings Bank would be holding a ground breaking ceremony on Monday.

VIII ADJOURNMENT: It was moved and seconded to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Dwayne Woodsome
Secretary/Treasurer









