

# **PLANNING BOARD**

## **Town of Waterboro**

### **PUBLIC HEARING**

#### **MAY 13, 1999**

Doug Foglio, Chairman, called the Public Hearing to order at 7:15 p.m. noting the attendance of Susan Dunlap, Everett Whitten, Dwayne Woodsome, John Roberts, Duane Fay and Roland Denby. There are 12 (twelve) members of the public also present.

Doug informed the public that the purpose of the Public Hearing was to inform the public of two proposed subdivisions that have been brought to the Planning Board for review and approval. No decisions will be made tonight, this is an informational meeting only.

#### **Cal Knudsen - Owner/Developer of Bartlett Pines**

Cal Knudsen approached the public noting that his proposed three (3) lot subdivision is located on the Deering Ridge Road in the Agriculture/Residential and Conservation zone. The three lots will consist of two 2 acre lots and one 18 acre parcel with approximately 3 ½ acres of common land. The property has 400' of frontage on Bartlett Pond. The road as a private right-of-way being 1200' in length to be maintained by three (3) single family homes.

Three waivers have been requested and are as follows:

1. Length of the right-of-way to allow the 1200' versus 600';
2. For the right-of-way to have a hammer head turn versus a cul-de-sac;
3. Hydrogeological study

#### **Questions:**

Don Boissoneault - What types of homes will you allow in the development? Cal - Homes of approximately 1600 sq. ft. with attached garages. No modular and/or mobile homes will be permitted.

Pat Boissoneault - Will the common area be available for public access? Cal - No. It will be for use by the lot owners.

Rick Madruga - What is the location of the development? Cal - It is approximately 9/10 of a mile from Route 202 just over the Lyman line near the small cemetery.

Don Boissoneault - Can you clarify the zoning and acreage requirements? Doug - The A/R zone 80,000 sq. ft..

Rick Madruga - What are the road frontage requirements? Doug - The AR zone requires 150' of road frontage.

There were no further questions. Doug called the first meeting to a close at 7:30 p.m.

#### **Dana Morton - representing Alan Moulton, Forest Acres Subdivision**

Dana Morton is representing Alan Moulton for a proposed 6 (six) lot Subdivision called Forest Acres on the corners of Buxton and Webber Roads.

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The proposed subdivision will consist of 6 (six) single family homes with each lot being over 80,000 sq. ft. The property is located 1 ½ miles down the Buxton Road. The site drainage is excellent and soils consisting of gravel and sands.

Being that the subdivision is within 500' of Ossipee Lake the lake frontage and setbacks need to equal to 500'. Seeing that there is no lake frontage the building envelopes need to be 500' back from Ossipee Lake.

The Road Review Committee had a concern with the width of the Town's right-of-way and requested that we allowed for 66'. The surveys show the Buxton Road as being 50' and the Webber Road as 66'. The setback line on the Buxton Road will be moved back 16'. The Webber Road will consist of 4 driveways and 2 on the Buxton Road.

**Questions/Comments**

Rick Madruga - How many feet on the Buxton Road does the property have? Dana - 1,166 ft.

Doug noted that he would like to see all the driveways on the Webber Road.

Cheryl Hazard - Why? You don't live there and deal with the existing traffic. Doug - Because the Buxton Road is a major traveled road.

Cheryl - What is the total acreage? Dana - 12.33 acres.

Cheryl - Will there be property designated for a ball park/field? Dana - There will be a conservation easement to the town. The owner is currently offering a lot for Habitat for Humanities, if they deny it they will then turn to the town.

Dwayne Woodsome - We currently have a subdivision that has offered land to the town for a field and it was denied. Even if the Developer designated one lot for recreation it doesn't mean that it will be used as such.

Doug - Did you (Cheryl) buy a lot in a subdivision? Cheryl - Yes, but we are near the lake. The only hiking area on the Webber Road is Ossipee Pines.

Doug - We don't want you to think that we don't understand what you are trying to state. The liabilities for injuries are a major concern and the Parks and Rec has stated that they are unable to maintain any more rec areas. To determine what subdivisions have designated land for recreational purposes one would need to return to the Town Meeting minutes to see when and where these properties are located.

Cheryl - Doesn't the town have a maximum number of lots when a recreational area is needed. John Roberts - I feel you have been misinformed, the Town does not have a maximum lot number before a recreational area is made available.

Rick Madruga - There are snowmobiles and ATV's who are currently using the trail through the property. What will happen to that trail? Alan - Is it a state authorized trail? Rick - I thought it was several years ago, there has been state snowmobile signs on the trail. Alan - Anyone can use those sign, in order for it to be an authorized trail the landowner needs to grant the use, our family has not.

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Jill - I'm not interested in a rec area, I'm interested in a large track of land. With this subdivision what other changes can we expect for development. John Roberts - There is no way a Planning Board can stop a developer from developing land when all the setback requirements can be met.

Joseph Waite - Why are you donating a lot to Habitat? Alan - My mother got involved with Habitat and it is her wish. My grandfather was involved with the YMCA who used this property frequently. It is more of a sentimental value to the family.

Joseph - I've seen the other Habitat homes built and they are not quality homes. Alan - People need to help build, maintain and pay for the homes.

Joseph - I would rather see you sell the property to someone who will build a quality home.

Cheryl - Will there be stipulations/restrictions required on the homes built? Alan - Yes, there will be restrictions and requirements.

Rick Madruga - Is there anything that will confirm that all requirements will be met? Doug - Yes, we have a Code Officer and all the homes need to meet BOCA codes.

Joseph - Do you plan on putting a sq. ft. requirement on the homes with garages etc.? Alan - The people will build what they want, if a garage is wanted than they will build one.

Dwayne Woodsome noted that it is possible that not all the lots will be developed, some buyers may wish to purchase double lots.

Doug - Will you put restrictions on Mobile and Modular homes? Alan - No Mobile and/or Modular homes will be allowed.

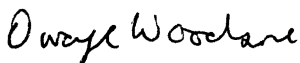
No further questions at this time, Doug has closed the second Public Hearing at 8:08 p.m.

The Planning Board Members will now meet with Sebago Tech for the purpose of reviewing the Town's Zoning Ordinance.

Upon discussion it is requested that Sebago Tech review the Zoning Ordinance and piece together what they feel changes and adjustments need to be made. Lisa and Steve will review previous Town Minutes since 1977 and located all proposed, voted/denied changes that has gone through the Ordinance. Sebago Tech will contact us when they have a heads up on the project.

Susan Dunlap made a motion to adjourn at 9:30 p.m. Duane Fay seconds. Motion carries a unanimous vote in favor. Meeting adjourned.

Respectfully submitted,



Dwayne Woodsome  
Secretary/Treasurer  
Waterboro Planning Board

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ACCEPTED

6/9/99

Roberto E. Dery  
Eugene Whitten  
John

Juan Duran