

# **PLANNING BOARD**

## **Town of Waterboro**

**SEPTEMBER 23, 1999**  
**SITE WALK**  
**AND**  
**REGULAR MEETING**

At 6:30 p.m. a site walk was done at the property owned by John Taflas for the purpose of viewing the proposed site for a 24' x 30' garage. In attendance was Everett Whitten, Dwayne Woodsome, Roland Denby, Todd Morey, Duane Fay and Lisa Morse. Sue Dunlap visited the site on September 22, 1999. It is noted that the septic tank and field sits between the house and proposed entrance of the garage. The front yard setback as staked is approximately 28'.

### **I ROLL CALL**

Doug Foglio Sr. called the meeting to order at 7:30 p.m. noting the attendance of Roland Denby, Everett Whitten, Todd Morey, Dwayne Woodsome, Duane Fay, Susan Dunlap, Willis Lord, Millard Genthner and Don Day.

### **II APPOINTMENTS**

**Todd Morey excused himself for the first meeting with Jan Wiegman and Peter Heddrick due to a conflict of interest with Shop 'n Save and Delucca Hoffman.**

Jan Wiegman discussed the agreement with the Planning Board for placing the warning flashing stop lights at the corner of the Townhouse Road and Route 5 and a 3-way blinker at Rtes 202 and 5. The state has requested that the Town maintain the 2 lights proposed. DEP felt that current conditions were sufficient that due to the Town's request they feel the Town should maintain the lights. The annual cost is between \$600 and \$800 dollars each per year.

Doug asked if Shop 'n Save was requesting that Waterboro immediately incur the maintenance fees or will Shop 'n Save maintain for a period of time. Jan noted that the maintenance would be implemented when the lights were activated. A manufactures defect warranty will cover the lights for the first year.

Willis stated that if Buxton can be warranted for the need of 3 traffic lights why can't Waterboro, what did Buxton do to have the lights approved. Peter Heddrick stated that in warranting a traffic light the location needs to meet several of the 11 criteria's. The issues were addressed at the meeting and also reviewed by Sebago Tech. A 6 month and 1 year study will be done once the store is operational. Doug also noted to Willis that Rte 5 and 202 is a 3-way where as Buxton is a 4-way intersection.

Sue felt that the current decision was not a major issue, it will be reviewed again in 6 months and 1 year. It may be determined at that time if a traffic light is needed.

At this time the Board can only make a recommendation to the Selectman as to whether or not the Town should pay for the maintenance. Doug feels that Shop 'n Save should maintain for the first year until the trial period is completed than the Town can take it over.

Duane Fay asked if a traffic survey was completed for the Townhouse Road that recommended the flashers. Doug stated that it was previously recommended by the Road Review Committee that trees in the vicinity be removed and warning flashers be installed.

Dwayne presented that even if the Selectmen signed an agreement the Town cannot begin paying the maintenance fees until the Town Meeting in March when it is presented to the Townspeople.

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**Planning Board  
September 23, 1999  
Page Two**

Everett motioned that the Board recommends to the Selectmen that the Town acquire the maintenance on the lights beginning when the lights are turned on. Duane Fay seconds. Motion is denied with a 2-0-3 vote.

Dwayne Woodsome made a motion to recommend to the Selectmen that the lights be maintained after the 1<sup>st</sup> year of operation. Susan Dunlap seconds. Motion is passed with a 3-0-2 vote.

Doug noted to Jan that the Planning Board has received many complaints about the water hook-up fees that Hannaford Bros. is charging the Townspeople in order to tie-in to the extended water main. He stated that Hannaford Bros., (Vicki Bell) stated on several occasions that they would not charge the Townspeople to tie-in. Jan does not recall stating that Hannaford would not charge for the hook-up. He noted that the Water District could not charge due to Hannaford was already paying for the line. The range for extending the line is approximately \$300 - \$340,000. The PUC approved an X amount of dollars that Shop 'n Save could charge to tie-in because a private extension was being done. The PUC approved Hannaford's recommendation to charge a lower fee than the initial amount approved by the PUC. Hannaford is not allowed to charge a connection fee if someone is connecting after 10 years. Lisa is asked to review the Public Meeting tapes to clarify the statement from Vicki.

Doug stated that the Planning Board has pointed out that they have been misled by the statements at the meeting.

**Todd Morey has re-entered the Meeting.**

**III MINUTES OF PREVIOUS MEETINGS:**

Roland Denby made a motion to approve the August 11, 1999 minutes as written. Dwayne Woodsome seconds. Motion carries a 6-0-0 vote in favor.

Dwayne Woodsome made a motion to approve the August 25, 1999 minutes as written. Duane Fay seconds. Motion carries a 6-0-0 vote in favor.

Dwayne Woodsome made a motion to approve the September 8, 1999 minutes with modifications to the 8:15 appointment to read "... rebuild it on a foundation with a bulkhead access approximately 2' further back from existing camp footprint." Todd Morey seconds. Motion carries a 3-3-0 vote in favor with 3 abstain due to not being present at the meeting.

**IV NEW BUSINESS**

Dwayne noted that a special workshop to review the State Gravel Ordinance to prepare it for the Town Meeting for voters approval needs to be scheduled. After further discussion the workshop will be on Monday, October 11, 1999.

**V REPORT OF OFFICERS**

**VI OLD BUSINESS**

Forest Acres final plan was reviewed, approved and signed by the Planning Board Members.

Duane Fay signed the Bill Hanson sketch plans.

**John Taflas - Map 41 Lot 1B**

Upon doing a Site Walk the proposed location for the garage will create vehicle passage over the septic tank and field. The Board has no authority to grant a reduction so close to the system. It is advised that Mr. Taflas re-purpose the location of the garage. Mr. Taflas is to return under "Old Business" with a new location after speaking with the Code Officer. A Class D survey is recommended.

**8:00 Torrey Pearson Map 45 Lot 1509**

Torrey Pearson is present to receive the Planning Boards decision on the property located on Map 45 lot 1509 Diamond Drive. Torrey has received approval from SRCC to place a 36' x 40' cape with a 36' x 10' deck 70' from the normal high water mark. A shoreland and front yard setback is needed.

Dwayne Woodsome made a motion to grant Torrey an 85' shore front, 40' front yard and 30' sideline setbacks. A Class D survey is to stake the foundation footprint of all buildings. A 4' x 4' landing with no more than 3 steps will not be considered in the front yard setback. Everett Whitten seconds. Motion carries a 4-0-2 vote in favor with Todd and Sue opposed.

**8:30 Cal Knudsen - Map 5 Lot 27.001**

Cal presented questions to the Planning Board regarding placing a Planned Unit Development (P.U.D.) on the property located on Map 5 Lot 27.001 on the Deering Ridge Road. The Planning Board noted that a P.U.D. is permitted in the A/R zone.

Cal is to return with a sketch plan of the P.U.D.

**VII COMMUNICATION**

The following communications were reviewed:

- The letter from the Town's Attorney regarding the Herrle Gravel Pit Proposal
- The invitation from Jensen Baird Gardner & Henry - Biennial Municipal Client Seminar.
- Journal Tribune editorials
- Memo from Lisa requesting that Members call when they will be absent from a meeting.  
Dwayne Woodsome noted that he may be late for the Workshop on October 11 due to the Fryburg fair. Duane Fay stated that if he was at a meeting than he was. He was not going to be expected to call otherwise.

**VIII MISCELLANEOUS**

- Appointment for the Taylor House was not completed

**IX ADJOURNMENT**

Roland made a motion to adjourn the meeting at 11:00 p.m. Todd Morey seconds. Motion carries a 6-0-0 vote in favor.

Planning Board  
September 23, 1999  
Page Four

Respectfully submitted,

*Dwayne Woodsome*

Dwayne Woodsome  
Secretary/Treasurer  
Waterboro Planning Board

DW/lmm

ACCEPTED: \_\_\_\_\_

*Alan Dunlap*  
*Richard J. Derby*  
*Raymond J. Hall*

*Everett Whitten*

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