

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

OCTOBER 10, 1990

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:50 P.M.

I ROLL CALL: Present were Jon Gale, Roland Denby, Anna Jackson, Judi Carll, and Chairman, John Roberts.

II MINUTES OF PREVIOUS MEETINGS: September 27, 1990

Anna Jackson moved to accept the September 27, 1990 minutes as written. Roland Denby seconded the motion. Vote was 3-0 in favor.

III COMMUNICATION AND BILLS:

1. SMRPC Workshop for Municipal Officers
2. Letter from Mr. Thornton
3. Letter to Mr. Thornton from Dwayne
4. Minutes from Special Town Meeting
5. Information on Growth Management Forum
6. Public Hearing Notice SRCC
7. Letter to Peter Garrett to review June Day Hydro Study
8. Letter of Resignation from Larry Jacobsen
9. Letter from Smith & Elliott Re: Sherburne Woods Subdiv

IV REPORT OF OFFICERS:

V APPOINTMENTS:

7:30 P.M. PUBLIC HEARING LES LEIGHTON'S MOBILE HOME PARK
8:00 P.M. LANCE ROY LAKE ARROWHEAD LOT
8:15 P.M. JUNE DAY APARTMENT SUBDIVISION
9:00 P.M. SMRT BUFF BROOK AMENDED REVISED PLAN FOR BUFF BROOK ESTATES

8:00 P.M. LANCE ROY MAP 45 LOT 1617 ZONE R

Did Not Show

8:15 P.M. JUNE DAY APARTMENT SUBDIVISION

Proposed name is Will-O-Wisp Apartments. The Hydro Study is being reviewed by Peter Garrett. The review should be back by the end of the week. The 4 Unit Apartment should be labeled. 1 Sheet for Standard boundary and the 2nd sheet - area being developed.

SKETCH Requirements are met. Deed for the files requested. Plans reviewed. Parking spaces will need to be depicted.

Jon Gale moved to accept SKETCH Plan dependent on proof of ownership by deed. Roland Denby seconded the motion. Vote was 3-0 in favor.

9:00 P.M. SMRT BUFF BROOK ESTATES

Presented a revised amended plat. When the original plan was done the bearings and distances were rounded.

Judi Carll moved to accept the revised amended plan of Buff Brook Estates, Sheet 3 of 5. Jon Gale seconded the motion. Vote was 3-0 in favor.

Jon Gale moved to accept Lawrence Jacobsen's resignation with regret. Roland Denby seconded the motion. Vote was 3-0 in favor.

Letter of thanks for years of service to be sent from the Board.

VI NEW BUSINESS:

VII OLD BUSINESS:

1. Woodland Heights Preliminary Approval

May 1989 Preliminary Approval before being sent to DEP. Preliminary Approval granted with 6 conditions. Each condition read by Town Planner. DEP Order decision that allows the developer to come to the Town for Final Approval.

Tonights meeting to see if the 6 issues have been met. Rodney Chadbourne briefed the board members on all 6 issues and noted they have been addressed.

The following notes were given to the Developers:

NOTES TO BE ADDED:

Zoning Requirements

Lot Size - Setbacks - Frontage

*Before the sale of individual lots, 25 ft. of driveway must be constructed. Waterboro Road Commissioner shall determine if culverts are required for the driveways. Except lot #38 which will be required to have 75 ft. of driveway installed prior to SALE.

*This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the Applicant. Any variation from the plans, proposals and supporting documents, except de minimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

*No filling, construction or disturbance of any type shall take place in the wetland areas with the exception of Driveways, Road and Utility construction and the Detention pond.

*Written evidence must be presented by surveyor that all pins and greenbelt markers have been set in accordance to Plans.

*Acceptance of the Woodland Heights Subdivision plans does not mean acceptance of Valley View Circle & Woodland Heights Drive as Town Roads. Town Review for acceptance of roads, as town roads, will occur no sooner than two (2) years after road construction and ditching completely finished.

CHANGES TO SHEETS

- Owners signature box on every sheet with Planning Board Signature Box

- Driveway placements on lotting sheets

SHEET L1

All the Above Notes

- Lot 38 - Building Setback from stream

- Lot 34 - Drainage Swale & Easement must be shown.

-Owners signature box on every sheet with Planning Board Signature Box.

-Driveway placements on lotting sheets

SHEET S1

- 50 ft. greenbelt along S. Waterboro Road with Elimination of lots #1, & #2
- Mail boxes moved in accordance with Post Master's Comments - at entrances
- Discrepancy between S1 & E1 on Common Area Acreage - 9.67 or 9.8 - should be same

SHEET C2

*Road Cross-section ditching should be 3:1 roadside and 2:1 lot side.

DEP suggested a 3rd party engineer to oversee the drainage. Expense of this engineer would be borne by the developer, hired by the town.

Peter Delfonzo, Road Review Committee and the Planning Board to have a workshop to thoroughly review.

A copy of a sample deed will be placed on file. This is part of final approval.

Roland Denby moved to have Peter Delfonzo of Sebago Technics, Inc. review the Final Road Plans and the Storm Water Drainage Plans. Judi Carll seconded the motion. Vote was 3-0 in favor.

Five copies of plans needed for Final submittal.

Meeting Adjourned at 10:20 P.M.

Respectfully submitted,

Anna Jackson
Anna Jackson
Secretary/Treasurer

John R. B.
Roland P. E. Denby