# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

ATERBORO PLANNING BOARD

JULY 13, 1988

leeting called to order at 8:10 P.M.

Roland Denby, Anna Jackson, Michael Hammond and ROLLCALL: John Roberts, Vice Chairman. John Roberts chaired the meeting.

MINUTES: Anna Jackson moved to accept June 6, 1988 minutes as printed. Roland Denby seconded the motion. Vote was unanimous in favor (3).

Michael Hammond moved to accept June 8, 1988 minutes as Anna Jackson seconded the motion. Vote was unanimous in favor (3).

Anna Jackson moved to accept June 22, 1988 Special Meeting minutes and June 22, 1988 Workshop minutes as printed. Roland Denby seconded the motion. Unanimous in favor (3). Anna Jackson moved to accept June 23, 1988 minutes as printed. Roland Denby seconded the motion. Unanimous in favor (3).

#### 11 COMMUNICATIONS AND BILLS:

- 1. Interoffice Communications
- 2. Letters from Karen Lovell Re: Dean Webber Property, Lionel Belanger Subdivision, Les Leighton (Blear Acres), Deering Ridge Estates Subdivision, Water/Road Frontage Requirements
- 3. Communications from the Board of Selectmen
- 4. Info from DEP
- 5. Saco River Corridor Comm. (Intent to File)
- 6. Zoning Board of Appeals Decisions
- 7. Legal Page from Maine Townsman
- 8. York County Soil & Water Conservation Dist. Info
- 9. Letter from James W. Sewall Company
- 10. Letter form Piscataqua Planning
- 11. July Issue of UPDATE
- 12. July Issue of Enterprise
- 13. Letter form Deputy CEO Re: Davis
- 14. Info on Land Control in Maine, University of Maine
- 15. Letter from Pinkham & Greer
- 16. Letter from Whitman & Howard, Inc.
- 17. Letter form BCI Geonetics, Inc.
- 15. To be handled under Old Business.
- REPORT OF OFFICERS AND COMMITTEES:

REPORT OF TOWN PLANNER: Report at later time in meeting.

#### APPOINTMENTS:

- 8:00 P.M. LES LEIGHTON - BLEAR ACRES
- 8:30 P.M. GREG BEAN - SITE PLAN REVIEW
- 9:00 P.M. RESCHEDULED

#### 8:00 P.M. NO SHOW

Next appointment not here Old Business:

#### Item #6. Robert Beck Subdivision

Michael Hammond moved to accept Final Plan called Robert Beck Subdivision dated May 26, 1988. Anna Jackson seconded the motion. Vote was unanimous in favor (3). Total amount due including water study review \$400.75. Mr. Beck will be in to pay amount at a later time.

### 8:30 P.M. GREG BEAN SITE PLAN REVIEW

Six copies presented. It was noted that it would be in the best interest to check with the State and Federal agencies concerning filling in of wetland area. A current deed to be brought in and placed on file. Noted that proposed location to be 350 ft. from abutting property and 250 ft. from Route 202. Item #9 required by Site Plan Review: Impact Study, upon completion Mr. Bean to contact the Planning Office and a Public Hearing to be scheduled or at the next regular meeting a Hearing could be scheduled. CEO will need to review to see if all requirements of Town Ordinances are met. Letters of intent to go out within seven (7) days.

Person in attendance of meeting, Mr. Baynes, looking for a date of possible lengthy Conditional Use meeting. If a meeting is set up it would probably be in the fall.

# MIDDLEVIEW ESTATES

Previously brought in and due to Split Zoning on the property the Board could not act. They were instructed that upon further land being acquired or another solution being presented they could do so under old business. Presentation of three lot subdivision all lots conforming to the Zoning requirements. Deeds or a contract of sale need to be presented. Developer expressed concerns for erosion and felt that they might restrict building to lower portion of property. Michael Hammond moved to accept sketch plan of Middleview Estates. Roland Denby seconded the motion. Unanimous in favor (3). Waivers to be reviewed after a Site Walk. Preliminary Plan not accepted before a Public Hearing. The Planning Board does not re-fill appointments. However, this case would move them further away. Board will notify Terry Rice or Mr. Gray of a date for the Site Walk and Public Hearing. Waiver to be discussed at the Site Walk Review.

#### OLD BUSINESS:

Items #1, 2, 3, and Middleview Estates:

Wednesday July 20, 1988 Board to do Site Walks on the following subdivisions: Orchard Hills approximately 9:00 A.M.

Bassland II, Pace Landing and Middleview Estates, All to be notified. Time to be determined by Mr. Andrew Timmis.

- #7. Ervine Richardson: Send a letter notifying him that the Site Walk Review has been done. Please send certified letters notifying abutters. If any negative comments are received within 15 days the Board will hold a Public Hearing. Sketch Plan will be reviewed under Old Business. Preliminary/Final approval for your scheduled October appointment. Send receipts of certified letters to the Planning Office to be placed on file.
- #8. John Roberts, Vice Chairman authorized to sign Extension for Mr. Campbell's subdivision.
- #9. Michael Linskey: Michael Hammond moved to approve the alternate plan submitted on April 4, 1988 meeting for a 16'  $\times$  20' deck provided he goes no closer than 14 feet to the side line and no closer than 75 feet from the high water mark including steps. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

#### V TOWN PLANNER REPORT:

Forty Acre Exemption: Karen Lovell is drafting an ordinance so that this would not be used as a loop hole for developers.

Sewall Land Use Mapping: Sewall Company estimate for land use mapping. This could be taken from Comprehensive Planning expenses. They want to overlay onto the tax maps. Total cost \$7,400. Andrew to see if a sample could be sent. Talk to the Selectmen to see if it can be taken from General Funds.

Roland Denby moved to notify the Selectmen that the Planning Board is in favor of Land Use Mapping if the monies can come from General Fund. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

## Old Business:

#3. Pinkham Greer-Pace Landing wants to place land in a land trust to the town. Trust would set up a particular use review process with certain criteria. Reasons believed to be two fold. It would be easier for people for decisions and the second would mean that this project would not have to go through DEP. This raised a lot of questions. Contact Karen to look into this matter. Send a letter notifying Mr. Beck that DEP approval is necessary.

Meeting adjourned at 10:20 P.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

SPECIAL MEETING

JULY 14, 1988

WATERBORO PLANNING BOARD

MEETING CALLED TO OFDER AT 7:45 P.M.

I ROLLCALL: Anna Jackson, Roland Denby, Dwayne Woodsome and Douglas Foglio, Chairman. Mr. Foglio chaired the meeting.

#### APPOINTMENTS:

7:30 P.M. Vance Porter

7:45 P.M. David Boutilier

8:00 P.M. Gordon Bean

8:15 P.M. David Stanton

7:30 P.M. VANCE PORTER MAP 21 LOT 1 ZONE V

Located at the corner of Route 202 and West road in South Waterboro. New location for Waterboro Emporium. Mr. Denby informed Mr. Porter that the West road is three (3) rods wide and that the width as noted on the sketch should read 25 ft. not 19 ft. This could make a difference in the lot lines of the property. The slope to be 20 feet from the stream. Fill to be brought in for parking area to be level with the road. Approximately 12 feet from the water with the toe of the slope.

This project to be reviewed with the CEO and report to the Planning Board. All committees in town to be notified and a Public Hearing held. The meeting and the Public Hearing to be scheduled after the CEO has reviewed for compliance with the Site Review Ordinance and the Zoning Ordinance. The CEO has 14 days to review and determine compliance or if further information is required before the Planning Board could schedule a Hearing. If this project has been reviewed by the CEO and the project is found to be in compliance with the ordinances the Planning Board could then at their July 28, 1988 meeting schedule a Public Hearing. Mr. Porter intends to square off the existing house at this time but has future plans for a 26 x 36 addition in approximately 2 years. Mr. Porter had taken into consideration the square footage of the building with the proposed changes and would have 12 parking spaces. Due to the size of the lot if this were to be changed to business use would Mr. Porter agree to having the use stay business use only. 20,000 square feet required by zoning for business and 40,000 square feet for residence. An apartment or home use as well as a business, the lot would not support this. Commercial use only to be addressed at a later time.

#### 7:45 P.M. DAVID BOUTILIER MAP 4 LOT 51A ZONE AR

This lot believed to be one of John Hanscom's lots. Previous Conditional Use believed to be issued for the front lot line. House placed approximately 50 ft. from the front lot line. Placement of the garage to be approximately 20 ft. from neighbor's property line.

Dwayne Woodsome moved to allow Mr. Boutilier under Section 2.08 of Zoning to go within 24 feet of the sideline bordering lot #52., including overhang of the roof. Left side of garage shall be a straight line or behind the right end of the house as you face it from route 202. Roland Denby seconded the motion. Unanimous in favor (3).

8:00 P.M. GORDON BEAN MAP 4 LOT 2A F&A

DID NOT SHOW UP FOR APPOINTMENT

8:15 P.M. DAVID STANTON MAP 48 LOT 1 ZONE AR

Mr. Stanton was unable to attend however had sent in a letter and all information for the Board. Mr. Stanton has 1.22 acres in a two acre zone. Requesting sideline setback of 29 ft. instead of 35 ft. as required by zoning. Lot width is only 100 ft. Original cottage was 50 ft. from water line new location to be over 300 ft. from water.

Anna Jackson moved under Sections 2.08, 4.03, and 9.05 to allow Mr. Stanton to construct house 28 ft. from lot line bordering Map 9 Lot 3, with the following conditions;

- 1) Subsurface Wastewater disposal application (soils test) be completed.
- 2) Building violation be resolved.

Dwayne Woodsome seconded the motion. Unanimous in favor (3).

MEETING ADJOURNED 9:12 P.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

#### PUBLIC HEARING

#### DROWN AGENCY WOODLAND HEIGHTS

### TAX MAP 2 LOT 9 ZONE AR

JULY 18, 1988

Project name Woodland Heights. Rodney Chadbourne to present project for Drown Realty. Mr. Chadbourne is a land surveyor. Proposed 38 lot subdivision on approximately 97 acres of land. Formerly owned by Mr. Fogg. Development will have 4,000 lineal feet of road. Fire pond, storm water detention pond, dry hydrant constructed. 7 1/4 acres of commonly owned land to be kept in common ownership to be used as passive recreation.

Has there been application to DEP? Still in the works. Water study completed to be reviewed by the town consultant will need to choose from the two?

Road to loop up and around with one cul-de-sac. 80,000 square feet minimum lot size as required by the town. To be sold as lots or developed. Have not yet decided if they will be building. Drown not to build but could retain builders. Three people in attendance representing Drown Realty. Price range hard to determine at this time. Possible \$140,000. to \$160,000. expenses not totally clear at this point in the process. Retention pond Thomas Greer form Falmouth has done the water study. Pond will detain the in surge for at least one hour possibly longer. The pond to be approximately 10 to 12 feet deep. Designed on 100 year flood storm. When areas are paved water does not go into ground it runs off this has been taken into consideration. what means are being used for erosion control. One has been designed silt fence, reseeding ASAP barriers in ditches to control pond will serve as silt basin. Soil conservation has approved design.

One culvert that carries water into swamp area by Daney's property. Three other culverts elsewhere. 16 x 40 stone culvert and a 12 inch galvanized by Laskey's.

S. Waterboro has water problems. Water lines to be considered at building stage so as not to require digging at a later time requiring digging after the roads are finished. This could be a requirement. On site wells and sewerage proposed. Nitrate impact study required by the Town of Waterboro to determine projected impact. This is part of the planning procedure addressed by the town. Availability of water not known. Test wells only have been done on the property to

determine nitrate study. What are the chances of tapping into someone elses water supply? Rodney could not answer. He would believe that the chances would be slim that this would happen. Waterboro is known for their water supply being good. The quality is not always great but supply is good. Soil tests have been done by Paul Lawrence the Town of Waterboro requires two test pits.

Deed restrictions: Approximately 23 restrictions for deeds. Some mentioned were no abandoned autos, no ATV's, shantys etc. to give the development a good appearance. Four pages of these proposed deed restrictions. Available for anyone to look at after the meeting or in the Planning Office.

The cost of \$140,000 would probably be the minimum this would probably include the house and property. Two or three bedroom homes to be determined by the buyer. Projected start date probably within weeks of final approval. DEP review would probably take 6 months.

Appeal of property, view of valley. Seventy-five percent of the lots to have a view, southern and western sites would be good for solar potential. Depending on CEO and costs to determine individual lot cost. At this time a rough estimate would be \$40,000. The road upon completion would be dedicated to the town for acceptance. Would DEP also require a wildlife review? It was believed by Mr. Chadbourne that approximately 13 to 15 state agencies review. What impact would this development have on the schools? With the price range being high these would probably not be starter homes. Possibly keeping the number of school students at a low figure. Affordable housing? Were any lots being reserved for this? If the town would allow concessions on density affordable housing would be easier to consider.

Hearing closed at 8:05 P.M.

Present from the Planning Board were Roland Denby who acted as Chairman of the Public Hearing, Anna Jackson, and Michael Hammond. Approximately ten people were in attendance at the Hearing.

#### DEER WATCH

#### PUBLIC HEARING

#### TAX MAP 6 LOT 2 ZONE AR

JULY 18, 1988

Dick Moulton representing Mr. Toye presented proposed nine lot subdivision on the New Road. Mr. Moulton is the real estate appraiser for Mr. Toye. Nine residential house lot on 66.1 acres of land. Six of the lots would be in excess of five acres. Remaining three lots to be more than 10 acres and less than 12 acres. The lot has 1,856 feet of frontage on the New Road. Lots to be serviced by common drives. Also discussed with Mr. Toye and the Board as well as with Mr. Foglio, chairman of the Planning Board the possibility of contribution of assets to make improvements to the New Road. The town to have the assets available. Ground water studies in process. Well and septic to be on site. Single family homes proposed. Minimum lot size 80,000 square ft. required by Town Zoning Ordinance. Taking into consideration the area Mr. Toye felt that larger lots were better suited to the general area. New Road comes off West road and runs parallel, it is a fairly flat road. Location generally described. Mr. Toye does not intend to do the building. Approximate price range of lots to be \$22,000 to \$25,000 range this may creep up but an average price. Looking to make this affordable for first time home buyers.

Common driveways to service the lot. Concern for the New road could be used as a bypass from West road to Federal street someday since the road has less steep hills and sharp curves. Noted by Mr. Denby that all subdivisions go through three stages in the process. Sketch, Public Hearing, Studies, Preliminary Plan and lastly Final Plan. Final Plan is recorded in the York County Registry of Deeds.

Problem here is traffic on the New Road. Traffic is restricted at this time. Land bordering the New Road will be available for the Town for potential widening of road. Location of land does not abut the West road. Driveways to be put in before building permits are issued. Deed restrictions basic, no mobile homes beyond that not sure. Do not wish to restrict land owner too much. General Topography road slopes upward generally dry back section slightly wet. By requirements of Zoning this lot could potentially support 25 lots. Driveways, number still to be resolved. Placement of houses to be approximately 300 ft. from the road. Required by zoning only 75 ft. This is more than double the amount required. A greenbelt would also be placed on the lot next to the road. Difficult to find lots in this price range. Approximate price range for houses about \$90,000 possibly less if the landowner could do some of the work themselves.

Meeting closed at 8:23 P.M.

Present were Roland Denby acting Chairman, Anna Jackson and Michael Hammond. Approximately 10 people were in attendance for the Hearing.

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

AUGUST 10, 1988

MEETING CALLED TO ORDER AT 7:50 P.M.

- I ROLLCALL: Dwayne Woodsome, Roland Denby, Anna Jackson, John Roberts, and Douglas Foglio, Chairman. D. Foglio chaired the meeting.
- II MINUTES: John Roberts moved to accept July 13, 1988 minutes as read. Roland Denby seconded the motion. Of those present at the July 13, 1988 meeting vote was unanimous.

Dwayne Woodsome moved to accept July 14, 1988 minutes as written. Anna Jackson seconded the motion. Of those present at the July 14, 1988 meeting vote was unanimous.

#### III COMMUNICATIONS AND BILLS:

- 1. Letters from Karen Lovell Re: Site Plan Review Scheduling, Follow-up on Leighton, Dean Webber, Forty Acre Amendment, Blackburn.
- 2. PATCH
- 3. Flyer for Vermont Job Fair for Planners
- 4. MAP Bimonthly Newsletter
- 5. BCI Geonetics, Inc. Contract Renewal
- 6. Letters Re: Greg Bean Project
- 7. Letters from BCI Geonetics, Inc. and Whitman & Howard Re: Sherburne Woods, Fall Lot Estates
- 8. Notice of Decision from ZBA
- 9. Office Communications
- 10. Notice of Public Hearing from Saco River Corridor Comm.
- 11. Letter form Oak Point Assoc. Re: Howard Hall Project
- 12. Letter from Mount Holly Re: Sherburne Woods

#### IV REPORT OF OFFICERS AND COMMITTEES:

Send Larry Jacobsen a note requesting a Treasurer's Report.

V REPORT OF TOWN PLANNER: No time allotted for Town Planner.

#### VI APPOINTMENTS:

8:00 PM Lionel Belanger - Deer Acres

8:30 PM Thomas Toye - Fall Lot Estates

9:00 PM Mark Komanetsky

9:00 PM Thomas Toye - Deer Watch

# 8:00 PM LIONEL BELANGER - DEER ACRES MAP 7 LOT 76 ZONE AR

Was Mr. Belanger aware that per the water study he would need to do two test pits per lot? Two sites per plumbing code for septic site location. Two test pits per lot fifty feet apart. This allowed an area for a replacement system if needed in later years. Highest water table found where tested was thirty eight (38) inches. Paul Lawrence was the site evaluator #216. Dick Sweet did the water study. Mr. Belanger would have a choice of two firms for review of the water study. Cost significantly different. Studies will be sent out. Mr. Belanger would be notified of the estimates from both firms or he could ask at this time for a specific company to review the study.

Preliminary Plan presented. Until the Hydro study is complete the actual number of the lots could not yet be substantiated. Survey needs to be back before actual review can be made. Checklist for Preliminary Plan was used and the following items were needed to insure a complete application:

- 1) Date
- 2) Adjacent property owners across Route 5
- 3) Width of Route 5
- 4) Right-of-way width
- 5) Pavement width
- 6) Drainage plan (pre and post run off to be equal)
  Storm water culverts and erosion control (erosion control reviewed by SES
- 7) Street sign
- 8) Indicate water supply placement.
- 9) Second sewerage placement
- 10) Utility location
- 11) Covenants or Restrictions on the plan and a sample deed for the files
- 12) Park, or playground area
- 13) Green belt, Landscaping

Preliminary Plan to be submitted to the Fire Department for review for a dry hydrant and to the Post Office for review for mail drop. Possibly a turn out area should be provided in the area of the mail drop to allow for people to pick their mail up. Schedule of construction - time frame tied into the bond. Twenty five ft. greenbelt will be shown. Once the width of Route 5 is known the Board could better determine the width of the greenbelt. Route 5 is an easement highway. Possibly an alternating pattern of white pine to be used in the greenbelt. Approximate size to be 6 ft. trees. Type of Street Design? asphalt 1 1/2 inch base and 1 1/4 inch surface usually to a finished 2 1/2 inch. Chairman will check and let Mr. Belanger know.

#### OLD BUSINESS:

Robert Smyth: Mr. Cole representing conditional use request. Saco River Corridor Commission approval granted. Cannot meet fifty foot setback from Love Lane and the 100 ft. setback from water. Dwayne Woodsome moved to approve the request on Lot 1494A going with Saco River Corridor Commission specifications, that the setback from the water be no closer than 80 ft. from the high water mark and the setback from Love Lane be no closer than 40 feet. Roland Denby seconded the motion. Unanimous in favor (4).

## 8:30 PM Fall Lot Estates Map 9 Lot 21T Zone AR&FA

Driveway Entrances: Two common drives. 18 foot easement for lots 2 and 3. The State has issued a permit. The State requested than the drive had to be placed on one lot so that maintenance of the culvert would be the responsibility of one person. A sample deed presented for the file with the access clause for the entrance. The Codes Enforcement Officer would be instructed of a 10 foot utility easement maximum of greenbelt.

John Roberts moved to approve and sign Final Plan and upon receipt of amended reply of water study from Peter Garrett (this is complete and in the mail as per phone conversation) three (3) Board members to be notified and upon their inspection the Final Plan Milar and copies could be released. Roland Denby seconded the motion. Vote was unanimous in favor (4).

# 9:00 PM Mark Komanetsky Map 9 Lot 4-1 Zone AR

Don Evans and Mark Komanetsky wish to split this lot. Due to original lot having been split this would create a subdivision. Mr. Evans asked for a waiver of the water study and an erosion control plan. near future plans for building. One of the lots might have to be sold in order to afford construction of home on the second lot. drive would chop the lot up. A possible solution would be to close off the old drive entrance and create one entrance with a thirty foot opening, 15 feet each side of the lot line, for the entrance. Would Mr. Evans have a problem placing a acreage of 7.9 to be split. deed restriction for no further subdivision of lot with a note on the plans as well. Site Walk scheduled for August 31, 1988 at 9:30 A.M. The next scheduled appointment is for april could this be taken before Board will check and notify Mr. Evans. that time. Anna Jackson moved to accept Sketch Plan of Mark Komanetsky and Don Evans called Shady Glen subdivision as submitted 8/10/88. Dwayne

Anna Jackson moved to accept Sketch Plan of Mark Komanetsky and Don Evans called Shady Glen subdivision as submitted 8/10/88. Dwayne Woodsome seconded the motion. Vote was unanimous in favor (4). Fee for Sketch Plan paid.

# 9:00 PM Thomas Toye - Deer Watch Map 6 Lot 2 Zone AR

Mr. Foglio expressed the concerns of the Town Attorney in regards to Mr. Moulton possibly being coheres into a donation for improving the New Road. It was discussed at a Planning Board meeting that an amount of \$300. per lot could be given to the Town to conduct a study of New Road during the meeting it was determined that this would be a waste of time and money when the road itself needed improvement. Mr. Moulton called the Planning office the following day and indicated to Mr. Foglio that Mr. Toye III would be in a position to make an offer.

The following letter was read and entered into the record by Mr. Moulton:

Planning Board Town of Waterboro P.O. Box 130 Waterboro, Maine 04087

Attention: Douglass Foglio

Dear Mr. Foglio:

In response to my discussions with the members of the Planning Board at the June 8, 1988, meeting in reference to the Deer Watch Subdivision on New Road in Waterboro, I would like to submit the following information for your review.

As I mentioned in my March 15, 1988, and April 21, 1988, letters to you and the other members of the Planning Board, it is our strong desire and intent to maintain the rural setting of the New Road area by offering large homesites, well above the minimum zoning requirements both in square footage and frontage requirements but also to be able to offer an affordable homesite.

In my April 21, 1988, letter to you and the other members of the Planning Board, I pointed out our desire and intent to work with the Town of Waterboro in addressing the issue of future maintenance and improvements to New Road. As developers, we recognize our responsibility to the Town, the safety of the area in which we are developing, and the long range financial implications growth puts on the Town's services. We are willing to accept our responsibility and contribute in an equitable manner to improve New Road so that both the Town and the future owners of the proposed 9 lots will benefit by addressing the need for improvements to New Road now instead of some later date from complaints about the road conditions and safety of the area.

After a careful review of all the concerns and issues that we had discussed at the June 8, 1988, Planning Board meeting and several return trips to the proposed site area to review the road conditions in light of new information that was presented to me through our discussions and my inspections, I am prepared to present you with the following proposal.

Mr. Toye will make available the sum of \$32,000 in a certified check at the time of final approval of the Deer Watch Subdivision for the following purposes:

- a). These funds are to be used exclusively by the Town of Waterboro for the sole purpose of improvements to New Road.
- b). These improvements are to be completed by a firm chosen by me and acceptable to the Town of Waterboro.
- c). All improvements to be performed will be outlined by Mr. Fay, the Town Road Commissioner, acceptable to the other interested boards of the Town, and agreed to by the contractor who will perform them to all required Town standards up to the amount of \$32,000.

Douglass Foglio Planning Board Town of Waterboro August 5, 1988 Page 2

d). That this work be completed at the earliest possible date so the homesites will be available with the improvements completed.

I would like to stress again that this is a voluntary proposal, similar to the one I outlined in my April 21, 1988, letter to the Planning Board, in agreement with my statements at the Public Hearing, July 18, 1988, addressing the improvements to New Road. It will allow us to continue to market these sites as affordable homesites which has been our overall desire from the inception of the proposed subdivision.

As we had a very positive response from the Public Hearing, we feel that the proposed subdivision and the Town of Waterboro will gain by addressing the issue of road conditions in this manner.

Sincerely,

Richard A. Moulton

Relaid a Mouto

RAM/cw

The intent is to spend the money for New Road in quickest manor possible. Revisions on plan, review on survey submitted. Action to be taken under Old Business. Preliminary Fee paid.

### OLD BUSINESS:

- 1. Mount Holly
- 2. Orchard Hills
- 3. Pace Landing
- 4. Deer Watch
- 5. Deer Acres
- 6. Robert Smyth
- 7. Middleview Estates
- 8. Drown Agency
- 9. Sumner Campbell
- #9. Public Hearing scheduled for August 25, 1988 at 7:00.

Letter to Selectmen requesting a letter on Sumner Campbell project as pursuant to Zoning Ordinance.

John Roberts moved to accept complete application. Dwayne Woodsome seconded the motion. Vote unanimous in favor (4).

#2. Orchard Hills Site Walk scheduled for August 31, 1988 at 11:00 A.M.

Mr. Moulton expressed that the only issue was the amount of money to bring the New Road to better quality. As previously stated in letters on record it was Mr. Toye III intent to be able to work with the Board on this project.

A sample deed for Lot #1 was placed on file. The Site distance on lot #1 is very bad however on lot #9 it is much better. Chairman had discussed this with Mr. Moulton and after seeing the site of proposed drives they felt that placement of the fifth drive would best be placed on Lot #9. It was up to the developer to check the location of the common drives very carefully. Construction of the common drive to be completed prior to the issuance of Building Permits.

It was noted that a  $30 \times 30$  envelope was on plan. The shaded area on the plan was the building envelope. The area suitable for leach field, building and drainage. An area chosen that would infringe least on the neighboring property. Could a deed restriction be placed regarding the front setback as previously discussed. Possibly placing a line on Final Plan with no construction being allowed towards the Footage to be noted on the Final Plan. Discussion concerning the footage and review of the information from the studies The deed restriction could read nothing to be built closer than 150 ft. from the road. The intent is not to be closer than. This could make the market price higher. Due to longer drives as well as other factors. Would the Board be willing to vote 150 ft. restriction of setback from the edge of existing right of way. to read 150 ft. from front property pins. Letter for dedication of greenbelt area entered into records. letter to be sent to the Waterboro Selectmen requesting which would be preferred an easement or a gift? This would be put on the plan and in a sample deed. Water study not completed. Letter than study is to be sent to Mr. Garrett for review to be sent to the Planning Office. Andrew Timmis to receive copies. Once all information is in acceptance of Preliminary Plan can be done under Old Business. Waiver on Erosion control plan and sedimentation plan. Mr. Moulton requested waivers of erosion control Section 6.2.1 Subsection Article 21. Dwayne Woodsome moved to grant waiver on soil erosion sedimentation control plan. Mr. Moulton to send written request. John Roberts seconded the motion. Vote was unanimous in favor (4). Dwayne Woodsome moved to request buildings be set a minimum of 150 ft. from front pin as noted on plan. Roland Denby seconded the motion. Vote was unanimous in favor (4). Restriction in deed that first 150 ft. be minimum of cutting for drive and utilities. Possible well placement with a radius of 150 ft. of septic envelope. Waiting for study results. Mr. Foglio had question on letter dated 8/5/88 last paragraph of first page. Final approval (time frame) would like to see this road done so that monies would not be shown as available for Town Meeting for Townspeople to vote on for use on another project. Work done now? Could they come back in September for Final Approval? Building construction restricted for 60 days. Outline as referred to

reviewing contractors at this time. Road Commissioner and Road Review

Mr. Moulton

by letter could be done by Mr. Fay prior to March.

Committee to meet for review of Contractor selected.

Change of Planning Board meeting nights to be placed on next meeting agenda.

Driveway in Bassland to be taken up under Old Business at next meeting.

George Roberts site plan showed a rectangular building go with those dimensions.

Meeting adjourned at 12:35 A.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

ATERBORO PLANNING BOARD

AUGUST 25, 1988

MEETING CALLED TO ERPER AT 8:30 P.M.

ROLLCALL: Present were John Roberts, Roland Denby, Mike Hammond and Chairman Douglas Foglio. Mr. Foglio chaired the meeting. Lawrence Jacobsen arrived late and Michael Hammond left early.

MINUTES OF PREVIOUS MEETING: Roland Denby moved to accept minutes of August 10, 1988 as printed. John Roberts seconded the motion. Vote was unanimous in favor (3).

#### III COMMUNICATIONS AND BILLS:

- Letters from Karen Lovell Re: Toye III Project on New Road, ZBA.
- 2. Verification of notification to Mr. Hamilton from Woodland Heights.
- 3. Letter of notification for P. Garrett to review Deer Watch Water Study.
- 4. Letter to Selectmen Re: Campbell Project.
- 5. Letter to D. Evans of placement on August 25, 1988 Agenda.
- 6. Letter from BCI Geometics, Inc., Re: Fall Lot Estates.
- 7. Letter from Mr. Speed Re: Bassland II Project Pulled Out.
- 8. Letter from R.W. Gillespie Re: Woodland Heights.
- 9. Letter from James Sewall Co., Re: Deer Watch Project.
- 10. Letter from Richard Moulton Re: Deer Watch Project.
- 11. Letter from IEP Inc., Re: Wetlands Mapping.

#10. At this time Hydro study not complete. Letter requesting Final Approval under Old Business. If all reports are back on September 1, 1988 this project would be scheduled for September 14, 1988 under Old Business. Send a letter of notification to Mr. Moulton of Final Plan Review on September 14, 1988 if reports are back by September 1, 1988.

Forward a letter to Mr. Howard Hall stating that the next available appointment is April 1989 and an appointment would be scheduled.

Letter from Greg Bean Re: Water Study. Andrew Timmis had spoken with Mr. John Sevee. Mr. Sevee was informed that it would be to Mr. Beans advantage to go forward with the water study.

John Roberts moved to deny the waiver of the water study for Thee Good Spirits Refueling Station. Roland Denby seconded the motion. Vote was unanimous in favor (3).

IV REPORT OF OFFICERS AND COMMITTEES:
Treasurer's Report: \$973.94 Balance as of this date.

#### V REPORT OF TOWN PLANNER:

Forty Acre Amendment: Karen Lovell sent recommendations as to how this could be changed. A Public Hearing should be held before acceptance. This addresses legislature allowances. Nothing would then be exempt. Copies went to all members of the board. A workshop to be scheduled to consider this. Possibly next meeting to schedule this with Wet Lands Mapping.

Parcels to turn into wildlife area. Property owners interested in Land Bond. Andrew has file on guidelines. Feels there has been an outcry to protect the Mountain. Conservation Committee has looked at this area.

Land Use Mapping: The Board had instructed Andrew to request funding from the Selectmen for the study. Andrew spoke with the Selectmen they felt that the best thing would be to use the money appropriated for the Comprehensive Plan and if necessary to request more at Town Meeting. Andrew gave a brief description of the package. An overlay on to the tax maps would be a valuable tool. This also should be scheduled for a workshop. Presentation could be made sometime late part of September or the first of October on an off week. Possibly the forty acre exemption and the two week review changes could be made at the same time. Public Hearing at next meeting to review at 7:30 P.M. in Planning Office.

Well in South Waterboro, start requirements to be addressed by the Board.

#### VI APPOINTMENTS:

- 8:00 P.M. Bassland II (Cancelled)
- 8:30 P.M. Sumner Campbell
- 9:00 P.M. D. Evans (Cancelled)

#### 8:30 P.M. SUMNER CAMPBELL EVERGREEN APARTMENT PROJECT

As heard from the Public Hearing a number of questions were raised. Minutes to be typed and sent out to the Board members. Will accept tonights presentation. Preliminary for project presented by Mr. Thompson of BH2M. Full forty acres surveyed. Front portion shown on Erosion Control complete. General checklist run down. suggested location of wells might change. Electricity will be extended by CMP with suggested pole lay out. Standard easement for lines. Drainage pattern minimal change to be loamed and seeded. Drainage courses stabilized with rip rap. No major change in grades is proposed. Note on plan regarding private road. Central Mail boxes. No further division of property allowed. Sheet number two: Road design meets ordinance even though this is to be a private road. First fifty feet of road to be a three percent grade increasing gradually to an eight percent grade going into the cul-de-sac. Basic outline of the project. Plan meets specification of the Town's Ordinance. No plan to sell buildings, to be for rental use. Middle Road width noted on plan 49 and 1/2 feet wide. A three Rod road found by the surveyor. If a county road could be four rods this could make a difference in greenbelt. Surveyors are not giving enough proof of information given on the plans for the width of roads researched. Possibly a letter from the surveyor after researching at the registry to establish the true width.

Town Planner has reviewed with the checklist everything in order. PUD and cluster provision that was brought up at the Public Hearing, the board to research. Zoning Ordinance referred to. Project has not changes since presented and Mr. Campbell has not received negative reaction from the Board in regards to the ordinance not allowing such a project. Mr. Thompson stated that his client, Mr. Campbell had been given the green light and assured that a PUD was an allowed use in this zone and they have proceeded along this line for the last year.

Wording of the Note regarding subdivision of property. If he were to petition the Selectmen for a change in Zoning and it was accepted the wording as is presented on the plan would allow further subdivision of the property. Note should say this lot will not ever be subdivided, shall forever remain in its natural state. Understanding that regardless of what was to take place this would remain one parcel never to be redivided. Thirty five acres left for recreation of tenants. Basically this is a technical change and Mr. Thompson hoped that the Board would accept this as a Preliminary Plan submission. Complete Preliminary Plan presented questions have been raised. Chairman feels these questions should be looked at before Preliminary Approval. Acceptance of complete application of Preliminary but not acceptance as Preliminary Plan.

Green belt in area of one leachfield to replant. Questions raised PUD or Cluster. Attorney maybe to help with decision.

Letter of July 16, 1987 referred to addressing questions. Board to notify Mr. Campbell before next scheduled appointment.

John Roberts moved to accept as a complete application with amendment of tenants restrictions and changes in the notes. Roland Denby seconded the motion. Vote was unanimous in favor (3).

Lawrence Jacobsen arrived at meeting at 9:20 P.M. Michael Hammond left meeting at 9:22 P.M.

#### VII OLD BUSINESS:

Bernice Fields: Previously scheduled for tonight had been rescheduled and the Board was to research her request. Basically not enough land for the proposed addition of studio apartment. Discussion regarding the Boards previous handling of other such cases. Proposed bedroom, bathroom over garage if building when complete will support two separate families this could not be allowed due to size of lot. Board believed that expanding of the family dwelling still to be used as a single family dwelling could be approved. One electric service, one door used as an entrance/exit. Family room not a kitchen to be a single family dwelling. Building permit could be issued without new septic design. Septic system to be in place before an occupancy permit could be issued.

John Roberts moved to allow under Section 3.04 Mrs. Bernice Fields to apply for a Building Permit with the dimensions shown on plan presented dated 2/16/88 showing new addition going no closer to from property line than existing building with the following conditions:

- 1. One Electric Meter
- 2. One front entrance in breezeway.
- 3. Free and common passage through common doors.
- 4. No portion of the building to be leased or rented. To be a single family dwelling only.
- 5. Must have new septic system installed before occupancy permit can be issued.

Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (3).

6. Middleview Estates: Review of site walk. Road review committee meeting to be set up for Wednesday August 31, 1988 at 6:30 P.M. Hydrology study waived? Submit location of houses design of placement of house on each lot. Discussion of study to follow. Deed covenant proposed and note on plan. Waiver for water study in writing. Possibly 75 ft. drive to be placed as a requirement.

Tentative meeting for October 1, 1988 for Conditional Use Requests backlogged. Check with all members to see if this would be possible.

Meeting adjourned at 11:03 P.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

Jaylo told her Droland & Denly

#### SUMNER CAMPBELL APARTMENT PROJECT

#### PUBLIC HEARING

#### AUGUST 25, 1988

Meeting was called to order at 7:20 P.M. Present from the Planning Board were Roland Denby, John Roberts and Douglas Foglio, chairman. Mr. Foglio opened the hearing. There were approximately 25 people in attendance.

Mr. Dan Abraham: In the F&A Zone one may be issued a building permit for one house for five acres of land?

Mr. Foglio: When this or any parcel brought up under State Regulations it was believed that to build multi or individual or several houses per lot the Town, MMA and the Town Attorney all agreed that Subdivision was required. Mid winter the Maine Supreme Court ruled that as many residences as possible could be built without going through subdivision. The definition of subdivision was the physical dividing of the property. A vast majority believed it exceeded split of use and created subdivision. The Supreme Court ruled against.

Mr. Abraham: Could Mr. Campbell acquire a building permit for eight units without Planning Board approval?

Mr. Foglio: Part way through Mr. Campbell could have dropped out and only gotten a Conditional Use. No law required him to come for subdivision. Site Plan Review process could be requested. This process goes through the Code Enforcement Officer. He reviews the projects and lists items needing Planning Board attention. This process is similar to subdivision just not as time consuming. At this time two buildings could be constructed without Planning Board Approval throughout the Town.

Mr. Abraham: Were these to be rental or for Sale?

Mr. Bill Thompson from BH2M a firm from Gorham representing Mr. Campbell gave the presentation for Mr. Campbell: Project location approximately three miles off the West Road on Middle Intent is to develop four duplexes, with a total of eight rental units. One entrance of 20 ft. wide. Intend to develop only five of the forty acres leaving the remaining thirty five acres in its natural state. The project meets all state regulations. Mr. Campbell not sure what phase at this time would be used through completion. One duplex unit would be constructed to aid in the cost of the power line from CMP. The drainage plan has been reviewed by YCSE and is Erosion and sedimentation plan as well. Suggested well locations to be a minimum of 100 ft. from leach fields. Questions to be saved until completion of presentation. A packed surface to be used for the drive. A letter from the Fire Dept. Chief in packet notes no major problems with service to this area. School bus stop noted as per the SAD #57 transportation dept.

The Road Commissioner had inspected the project and had noted that a 15 inch culvert be used at entrance. Rip rap to be used at the inlet and outlet of the culvert to prevent erosion. Central mail boxes in a cluster assembly to be used. Overhead power proposed with small amount of cutting through greenbelt for utilities. As much of the site as possible to be left in its natural state. Detail planting for the front of the complexes to dress up the site. A three percent to eight percent grade leveling into the cul-de-sac to be used for the road. Presentation concluded questions addressed.

Rental apartments to be controlled by the Campbell's.

Mr. Slaughtt an abutter presented a letter of concerns to the Board and read the letter to all present:

AUGUST 25. 1988

HR. DOUGLAS FOGLIO, CHAIRMAN HATERBORO PLANNING BOARD HATERBORO TOWN HALL HATERBORO, ME 04087

RE: PROPOSED HULTIFAMILY DEVELOPMENT ON HIDDLE ROAD BY SUMMER CAMPBELL.JR. (TAX MAP 6 LOT 271. ZONE: F&A).

DEAR MR. FOGLIO:

THE FOREST AND AGRICULTURE DISTRICT IN WHICH THIS DEVELOPMENT IS PLANNED INCLUDES LAND WHICH IS NOT WELL SUITED FOR HIGH DENSITY DEVELOPMENT BECAUSE OF LACK OF PROXIMITY TO MUNICIPAL SERVICES, PLACES OF EMPLOYMENT, PUBLIC TRANSPORTATION, BUSINESS SERVICES AND SHOPPING, AS WELL AS THE INADEQUACY OF UTILITIES AND IMPROVED ROADS, AND THE CONNECTION OF THIS AREA TO THE MORE DEVELOPED PORTIONS OF THE TOWN (HIDDLE ROAD IS A DEAD END ROAD FOR THE WINTER AND SPRING MONTHS DUE TO SNOW AND MUD). MOST OF THE LAND IN THIS AREA AND DISTRICT HAS HISTORICALLY AND IS TODAY BEING USED FOR AGRICULTURE AND TIMBER PRODUCTION PURPOSES. MOST OF THE HOLDINGS ARE LARGE, WITH LITTLE DESIRE BY RESIDENTS TO A MORE INTENSIVE DEVELOPMENT. ACCORDINGLY, SECTION 3.07 OF THE WATERBORO ZONING ORDINANCE LIMITS THE TYPE OF USES AND STRUCTURES IN THIS ZONE.

NITH REGARD TO THE CASE AT HAND, i.e., RESIDENCES, ACCORDING TO SUBSECTION 3.07.02 RESIDENCES ARE LIMITED UNDER LINE 1 TO SINGLE FAMILY RESIDENCES ONLY, AND UNDER SUBSECTION 3.07.03 TO CLUSTERED SINGLE FAMILY RESIDENCES. THEREFORE THE PROPOSED PLAN FOR MULTIFAMILY DWELLINGS IS AT ODDS WITH THE ORDINANCE AND SHOULD BE DENIED. IF THIS PLAN IS TO BE CONSIDERED A PUD(PLANNED UNIT DEVELOPMENT) IT HOULD ALSO FALL UNDER SUBSECTION 3.07.03 WHICH LIMITS PUDS TO INDUSTRIAL AND/OR COMMERCIAL ACTIVITIES... WITH DIRECT ACCESS TO A STATE OR FEDERAL AID HIGHWAY. THE PROPOSED PLAN FAILS AGAIN UNDER THIS REGULATION, SINCE IT IS A RESIDENTIAL NOT A COMMERCIAL AND/OR INDUSTRIAL ACTIVITY, AND DOES NOT HAVE DIRECT ACCESS TO A STATE OR FEDERAL AID HIGHWAY.

THESE ORDINANCES WERE ESTABLISHED AND APPROVED FOR THE BETTERMENT OF THE TOWN IN THE AREAS OF HEALTH, SAFETY, MORALS, PROSPERITY, AESTHETICS, AND THE GENERAL HELFARE. THERE ARE AREAS OF THE TOWN MUCH BETTER SUITED FOR SUCH DEVELOPMENT. LET US CONTINUE TO STRIVE TO MAKE HATERBORO A BETTER PLACE TO LIVE AND HORK. HE CAN DO THIS BY ADHERING TO THESE ORDINANCES IN SPIRIT AS WELL AS IN THE LETTER. THIS PROPOSED DEVELOPMENT IS ILL-SUITED TO THE AREA, IS UNHANTED BY THE RESIDENTS AND LANDONNERS, AND IS UNACCEPTABLE BY THE ZONING ORDINANCE FOR THIS ZONE. A BREAK IN THE DAM HILL ALLON A FLOOD OF SIMILAR DEVELOPMENT IN AN AREA WHICH IS SUPPOSED TO BE PROTECTED FROM JUST SUCH ACTIVITIES. THERE IS NO OVERRIDING COMMUNITY NECESSITY THAT SHOULD BE CAUSE FOR NEGLECT OF THE ZONING ORDINANCE FOR THIS F&A ZONE. THIS PROPOSAL MUST BE REJECTED.

Starley S Slog lo

VERY TRULY YOURS,

Millard Genthner: Four duplex units to be contained in five acres? Also clarified school transportation coordinator not the school board had designated the area for a bus turnaround.

Richard Winslow: Mr. Campbell has 1615.8 ft. frontage on the middle road for the entire project. Anyone else would have to have a minimum of 200 ft. frontage per house in the F&A Zone.

Mr. Foglio: a limit for F&A is 200 ft. however, subdivision regulations note it placed on a cul-de-sac the frontage can be reduced. Fifty ft. frontage right of way, public or private to service project as were several projects throughout the Town, Brookside, Beaver Ridge, with a total frontage of 1,000 ft. On a cul-de-sac the Planning Board can waiver the length of 600 ft. up to 1800 ft. for x number of units.

Two major rules: one development or five acres with 200 ft. frontage. Mr. Winslow stated the intent of zoning was to hold down density in this area. If this was a PUD this would not be an allowed use under 3.07.02 and 3.07.03 as stated in the letter read by Mr. Slaughtt.

The intent of this project was to develop as little of the forty acres as necessary leaving the remaining thirty five acres in its natural state in keeping with the area surrounding the project.

It was believed that the true intent was that for a person to build a farm. Property would probably not be developed. Eight places would probably never be allowed by frontage. This would open up the storm gates.

Pat Slaughtt: Other area of concern is that with power being brought in and the Board allowing this type of project in it would open this area up for other developers. People move to these areas for the secluded nature of the Zone.

Cluster provision would this be allowed?

Richard Winslow: Work done proves intention to create a nice development. Not many regulations dealing with this project.

Mr. Winslow expressed concern Re: trailers in this area using a 50 ft. right-of-way. Seem to be no regulations for this area. People in the community and the people representing the town should look at this further.

Mr. Foglio: The worst case would be for someone to petition the town to decrease the density.

Worst type does not justify this project. This project goes against all allowed in the Zone.

Mr. Denby noted that eight houses could be placed in this same manner under the cluster provision. Not all people can afford to live in this area this would allow them to live in a rural atmosphere at a reasonable cost.

Mr. Abraham: Agreed with Mr. Slaughtt original intent of zoning that structures like this not be allowed. A precedence could be set here for the remaining F & A Z one of Waterboro.

Comments concerning the areas of development on the other end of Middle Road. General comments regarding the area made. General feelings were that single houses were more in keeping with the area than apartment complexes. The other end of the Middle Road in question was in better shape than the section in question.

Mr. Abraham: Concern with water quality leaving the proposed site. There is a marsh area and a brook that lay below the proposed site. A firm is hired to review the water studies that are presented to the Board. These reviews are done to insure that all concerns are addressed to insure that the quality of the water leaving the site is equal to or better than that entering the site.

Mr. Winslow: Would urge powers that be before further considering project the critical nature for water sheds.

Mr. Abraham: Branch of a brook that crosses West end of property. Water flow going towards marsh land into the Buff.

Mr. Thompson in defense of the septic quoted that by State Regulations all leach systems must be kept 100 ft. from any body of water. This had all been taken into consideration by the water study.

Discussion regarding the use of property located in the general area of the Campbell project.

Letter in file read from people that own the orchard read by Mr. Campbell in favor of project.

Mr. Slaughtt: Noted that these people lived in Massachusetts. Concern that several people, once the power is in will be more apt to build. Another reason that this project should be reviewed carefully.

Public Hearing closed at 8:25 P.M.

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

Regular Meeting

Waterboro Planning Board

September 14, 1988

Meeting called to order at 8:10 P.M.

Т ROLLCALL: Present were Anna Jackson, Roland Denby, John Roberts and Chairman Douglas Foglio. Mr. Foglio chaired the meeting.

> Present from Sewall were Dave Edson and R.J. Leverne. A general review of the advantages of Land Use Mapping to the Planning Board with future planning was given. Areas questioned by the members of the board were the accuracy of the lines, possibility of using an overlay technique for wetlands, mosaic for the entire town.

A fifteen minute discussion regarding the Water District Legislation was held.

#### II MINUTES OF PREVIOUS MEETINGS: August 25, 1988

#### TII COMMUNICATIONS AND BILLS:

- 1. Letter from York County Soil and Water Conservation
- 2. PATCH Info
- 3. Memo from Selectmen's Office Re: Budget Requests
- 4. Letter from Sebago Technics Inc Re: Stu Gannett's Gravel Pit
- 5. Notice of Intent Saco River Corridor Comm
- 6. Letter from Richard Hall
- 7. July/August Issue of Maine Enterprise
- 8. Interoffice Communication
- 9. Davis
- 10. BCI Geonetics, Inc.
- 11. Wellhead Moratorium
- 12. School of Law University of Maine
- 13. Letter from Mount Holly, Inc.14. Letter from Roger Batchelder Re: Sumner Campbell Project
- 15. Bill from IEP, Inc.
- 16. MMA Seminar
- 17. Cooperative Extension Service Info
- 18. Summer Issue of Maine Business Indicators USM
- 19. SAD #57 Re: Lionel Belanger Project
- 20. Sept/Oct Issue Shoreland Zoning News

#### IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report: Balance \$978.27

#### V REPORT OF TOWN PLANNER:

Two week amendment - Forty Acre Exemption - Wellhead Protection Ordinance

#### VI APPOINTMENTS:

8:00 P.M. LIONEL BELANGER/DEER ACRES

8:30 P.M. RESCHEDULED

9:00 P.M. HOWARD HALL

# 8:00 P.M. LIONEL BELANGER - DEER ACRES

Peter Edmonds and Paul Gadbois present with Mr. Lionel Belanger. Preliminary Plan - Information on file reviewed. Information presented to the Town Planner prior to this meeting were a letter from the postal service regarding mail delivery, estimate from contractor for the road into development, irrevocable letter of credit from bank. Noted by chairman that their should be a minimum amount left. Chairman used \$5,000. as an example dollar amount. Developer is responsible for the road 180 days after acceptance of road by vote at Town Meeting. Three sample deeds presented dealing with drainage easement, recreational area, utility easement. Page 2 covenants apply only to lots 2 through 7. Mr. Belanger commented that Lot 1 would be for his use and he would need a place to store equipment during construction of development. Garage would be taller than normal garage. Should state on plan that Lot 1 & 7 have no ingress, egress off Route 5.

Letter from BCI Geonetics, Inc. reviewed. Mr. Belanger had not received a copy. In the future a copy of results to be sent to developer. Data missing in water study. Septic systems might need to be designed to solve a potential problem. State standards are minimal. Bedrock wells were questioned by BCI. Property is over an aquifer. Would dug well find aquifer? Radon a concern with drilled wells. Data missing to be supplied could change determination of study. If all information was in order for Preliminary Plan submission Mr. Belanger would have no problem asking for Final Plan Approval to be handled under Old Business. Since further information is necessary that request was not made. Items needed:

- 1. Note on plan no ingress, egress from Lot #1 and #7 onto Route 5.
- 2. Data supplied to Peter Garrett regarding water study. Width of Route 5 supplied by DOT. Comments concerning drilled wells and no way to purify naturally. Discussion concerning handling of Preliminary Plan with Water study report of BCT. Water table known to be high Pollution a gargery to

Discussion concerning handling of Preliminary Plan with Water study report of BCI. Water table known to be high. Pollution a concern that should be addressed. Roland Denby moved to accept this as a complete package subject to further clarification of water study and no ingress, egress allowed from Route 5 from Lots #1 & #7 these lots to enter/exit from Belanger Drive before Preliminary Plan could be accepted. Planting should be noted on pages 1 or 2 of Final Plan. John Roberts seconded the motion. Vote was unanimous (3). Mr. Belanger to consider on conveyance of lot 1 to a new owner that

the same deed restriction as lots 2 through 7.

#### OLD BUSINESS:

Donna Morrill: Selectmen gave her temporary residence until the Planning Board could review the Conditional Use Violation. Trailer was to be made permanent or moved by September 1, 1988. Donna Morrill presented the Board with scheduled plans for a cement slab. Roland Denby moved to extend the Conditional Use for a period of 45 days to November 1, 1988. Anna Jackson seconded the motion. Vote was unanimous (3).

# 9:00 P.M. Howard Hall Westridge Commons

Jack Gagnon of Oak Point Associates representing Mr. Hall. Revision to Sketch Plan approved the first of the year. There has been two lots added at the front of the parcel and the cluster is set further back from West Road. A single drive for lot #1 only all others to access from internal road. Two leach fields proposed for cluster with two pumping stations. Single lots will have single septic designs. Cluster will have 30 units. Location of drives for single lots entering onto internal road will need to be designated on the plan at a later point. A designated common area for each unit should be noted on plans.

Hydro study being done by Dick Sweet. Water table going from front to back of lot.

Anna Jackson moved to accept new sketch plan dated 9/14/88 Design JLG. Roland Denby seconded the motion. Vote unanimous in favor (3) Note that abutter Straughn needs to be changed to Thomas Toye III.

### Deer Watch Subdivision

Final Plan as per requested changes. Note 16 through are additional as requested. Could Final Approval be granted and plans held until all areas if any of the water review are back? Mr. Timmis, town planner commented that with nine lots the review should be complete before acceptance.

Anna Jackson moved to accept Final Plan as is of Deer Watch subject to a positive review from BCI Geonetics, Inc. to be signed upon receipt of positive review. John Roberts seconded the motion. Vote unanimous in favor (3).

Chairman to notify Road Review Committee regarding construction on New Road.

Mr. Edward Levielle: John Roberts moved to extend Mr. Levielle's Conditional Use Permit to October 31, 1988. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

John Roberts moved to recess due to lateness of hour meeting to re-convene on Monday September 19, 1988 at 7:30 P.M. Anna Jackson seconded the motion. Vote was unanimous in favor.

Meeting Adjourned at 11:45 P.M.

September 14, 1988 Meeting Waterboro Planning Board Re-convened September 22, 1988 at 7:30 P.M.

Present were John Roberts, Anna Jackson, Roland Denby and Chairman Douglas Foglio. Mr. Foglio chaired the meeting. Michael Hammond arrived at 8:30 P.M.

Anna Jackson moved to go into Executive Session. Roland Denby seconded the motion. Vote was Unanimous (3) in favor. Time out 7:40 P.M.

John Roberts moved to exit Executive Session. Anna Jackson seconded the motion. Vote was Unanimous (3) in favor. Time in 8:10 P.M.

#### Communications:

9. Davis: John Roberts moved that until land dispute is settled the Planning Board will tak no further action on any application dealing with property located on Waterboro Tax Map #25, Lot #9. Roland Denby seconded the motion. Vote was unanimous in favor (3). cc: CEO, Town Attorney.

**Minutes:** John Roberts moved to accept minutes of August 25, 1988 meeting. Roland Denby seconded the motion. Vote unanimous in favor (3)

#### Communications:

- 4. Letter regarding Gravel Pit located on Stu Gannett's property: Prior to Zoning grandfathered status of property extended to entire parcel. cc: Town Attorney, File.
- 6. Letter from Richard Hall: Town Planner reviewed file. Original request to place cottage 55 ft. from high water mark from Lake Ossipee was granted by the Board. Since receiving an estimate from engineering firm realizes the cost is too great and wishes to change the distance of 55 ft. to 50 ft. from high water mark. This would still leave distance from the lake at 10 to 12 ft. further than old cottage. Dimensions of original cottage interior 26 x 26 external 29 x 27. Asking permission to construct 24 x 30 with 8 inch eaves on sides and an 8 ft. open deck towards lake with a 2 ft. eave on gable end of cottage over deck. Cottage to remain seasonal use as per request of Dept. of Human Services letter dated June 14, 1988. Cottage to be 1 1/2 story no immediate plan for basement area to be finished for living space. Would Mr. Hall consider new plans to conform to near or same square footage? Mr. Hall would do this.

John Roberts moved that is Mr. Hall can stay within square footage of original building and move cottage back as far as possible but at least 50 ft. from high water mark and centered on the 40 ft. dimension of the lot and to have a new septic design installed not using old cess pool and according to conditions of letter from Brent McCarthy of Dept. of Human Services dated 6/14/88. Anna Jackson seconded the motion. Vote unanimous in favor (3)

13. Mount Holly: Public Hearing scheduled for October 12, 1988 at 7:00 P.M.

#### Old Business:

- 5. Middleview Estates: Driveway to be in place prior to sale of lot this to be a condition of approval. Road Review letter to be submitted ASAP from Chairman.
- 1. Orchard Hills: Water study waiver Preliminary investigation from Hydrogeologist be supplied by developer before waiver can be addressed by the Board. Forward a letter to Developer.

John Roberts moved to adjourn. Anna Jackson seconded the motion. Time 8:45 P.M. Vote unanimous in favor (3)

Respectfully submitted.

Lawrence Jacobsen Secretary/Treasurer

Anna Jackson
Poland E. Henly

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORD PLANNING BOARD SEE

SEPTEMBER 22, 1988

MEETING CALLED TO ORDER AT 8:46 P.M. BY CHAIRMAN DOUGLAS FOGLIO

I ROLLCALL: Present were Chairman Douglas Foglio, Roland Denby, Anna Jackson, John Roberts and Michael Hammond.

#### II MINUTES OF PREVIOUS MEETINGS:

#### III COMMUNICATIONS AND BILLS:

- 1. Letter to Peter Garrett
- 2. Letter from Southern Me. Regional Commission
- 3. Letter from Cumberland County Soil and Water Conserv Dist
- 4. Letter from K Lovell Re: Reg of Duplex Const
- 5. Results of Special Town Meeting
- 6. Info from USM
- 7. Letter from Jensen Baird Gardner & Henry
- 8. Proposal from IEP
- 9. Info on Owen & Owen Gas Service
- 10. Info on Evergreen Apts. (Sumner Campbell Project)

8. IEP: Send a letter notifying IEP to forward a copy of a contract if they wish to have their name placed on a list of companies to review water studies for the Town of Waterboro.

#### IV REPORT OF OFFICERS AND COMMITTEES:

#### V REPORT OF TOWN PLANNER:

Two Week Amendment: Roland Denby moved to accept changes as read to Subdivision Regulations to be dated 9/22/88. John Roberts seconded the motion. Vote unanimous in favor (4).

Updated Checklist: Anna Jackson moved to accept updated checklist as printed to be dated 9/22/88. Michael Hammond seconded the motion. Vote unanimous in favor (4).

Forty Acre Exemption: To be discussed at a later meeting.

Wellhead Protection Ordinance: Copies of Karen Lovell letter regarding Duplex to board members as well as copies of the Special Town Meeting results.

Owen: Chairman of the ZBA, Millard Genthner reported that Mr. Owen had requested continuance. This meeting would be the final continuance granted by the ZBA.

Sewall: Wetlands Mapping to be reviewed at a workshop along with Drown Agency scheduled for Thursday 9/29/88 at 7:30 P.M. in Planning Office.

#### OLD BUSINESS:

Deer Acres: Noted that with the removal of top soil in approximately 100 ft. swath might affect the erosion control plan as presented to the Board.

#### VI APPOINTMENTS:

8:00 P.M. SUMNER CAMPBELL - EVERGREEN APARTMENTS

8:30 P.M. OSSIPEE WOODS II

9:00 P.M. EAST MEADOW CONST - PACE LANDING

#### 8:00 P.M. SUMNER CAMPBELL - EVERGREEN APARTMENTS

Review of additional suggested requests of the Board. Plan labeled Final Plan.

Questions concerning power supply. Discussion from Pat Slaught regarding private line for private use only. Question regarding legal right-of-way for private line.

Mr. Summer noted that his original intention was to build a home for himself and one for his son but due to the cost of the extension of power line being \$8000. it made it necessary to come up with an alternate plan for apartments.

Chairman noted that he had reviewed the Zoning Ordinance and had also read the Comprehensive Flan to better understand what was used to arrive at the decision for Zoning Districts.

Preliminary package complete and accepted as a complete package at the last meeting. Intended construction of two buildings in order to make the project profitable and a delay of one or one and a half years for the third and fourth buildings. Would Mr. Campbell have a problem with phasing of the construction as a condition mandated by the Board. Mr. Campbell did not have a problem with this condition. This was stated by Mr. Campbell at previous meetings as his intent. The planning board had been questioned several times on this project and the response was favorable. This project will need both Planning Board approval and Selectmens approval.

John Roberts moved to accept as Preliminary Plan. Anna Jackson seconded the motion. Unanimous in favor (4)

Brief explanation of subdivision process was given by the chairman for people attending the meeting.

Selectmen have been informed during the process by chairman. Have the Selectmen had comments? They have not made any requests to date. Vote could be taken for Final approval without signatures until Selectmen review.

Questions from Mrs. Slaught regarding issues brought up at the Public Hearing. Chairman forwarded his feelings reading from Land Use booklet. Pat Slaught: Zoning Ordinances as read was in keeping with F&A. Road conditions on Middle Road horrendous. Intent not believed for mulit-dwelling units. Abuttors could also have future plans once power is supplied and they might not keep with allowed uses in F & A Zone.

F&A Zoning: maintain integrity of entire area it also says definition changes expected.

Is this project being classified as a PUD? Similar use in another zone. There is enough land for eight units. Clustering eight units on approximately five acres. Pat Slaught noted that F&A allows for single family clusters.

Anna Jackson moved to move this on and to accept as Final Plan with the condition that Selectmen review for signature and approval that two buildings in the first year and the remaining two buildings after one complete year of Final approval, approved under Sections 2.07, 3.06.03, 3.07.02, 3.07.03 and 8.03. John Roberts seconded the motion. Zoning Sections reviewed and read. PUD clause would limit further use of remaining parcel. Vote unanimous in favor (4).

#### OSSIPEE WOODS II

Revised plan of 64.5 acres open space to buffer open area from remaining subdivision. Extraction of gravel along Lake Arrowhead more mining than extraction with the best possible reclaimation. Phasing plan for project reviewed. Townspeople would not be happy if they could not expect to use the 64.5 for 20 years. Would change the phasing to turn over the area as soon as possible. Wants open area for residents only possibly with deed covenants. Saco River DEP approval necessary. Property had an existing gravel pit for over 40 years. Kasprzak has used this on a regular basis. What time frame do you intend to bring in Parks and Rec. and Conservation Comm.? Kasprzak has not dealt with that issue. After road for area is done would probably be the time frame to turn over the open space. Chairman concerned if the project gets to far along people might potentially thrown road blocks. Board requested the Parks & Rec. and Conservation Comm. be notified to attend the Public Hearing. If property has been walked it makes one very aware of project ridges etc. Schedule Public Hearing fairly soon with potential second site walk with other Committees.

Four cul-de-sacs would be requesting a variance longer than 800 ft. Road profiles: surface water to go toward heath. Intends to place on one sheet to give a better idea. Hydro study drilling study extensive address ordinance, confirma material on site and better idea of heath lake hydro cycle. Expected final report about one month. Chairman asked if the water study would be presented for review all at once or had Mr. Kasprzak considered submitting information as it came in. Andrew Timmis had mentioned this and Mr. John Seavey knew Peter Garett and felt comfortable getting in touch with him. Possible account to be established and data could be fed to BCI as gathered. Chairman noted that their was an option as to what company could review names given.

State Regulations allow extraction of gravel to two ft. above water table this project would be ten ft. or better. Tamarack drive might want to be increased to 22 ft. due to potential traffic flow for open space. Fire Chief, Mike Emmons had quickly looked at the proposal and noted a concern with the yield from the dry hydrant. Longest road with cul-de-sac 3700 ft. Traffic on Chadbournes Ridge Rd. will be taken up with DEP traffic engineer study required. Excellent site distances volume control not a problem. Width of Chadbournes Ridge Rd. not know? Perimeter survey complete. Are any of the lot areas in approximate finish plain? Possibly in the area of lots numbered in the 20's, not of any significant acreage.

Site Walk to be scheduled for October 1, 1988 at 9:00 Sharon to notify committees of site walk possibly to pole chairmen for number interested in attending. To meet on Chadbournes Ridge.

Public Hearing scheduled for October 27, 1988 at 7:00 P.M. in Town Hall.

### 9:00 P.M. PACE LANDING

Cluster subdivision 16 lots on dead end cul-de-sac. Total size of parcel divided by 80,000. Calculation of density. Waivers for reduced lot frontage on lot #8 and the length of cul-de-sac (approximately 11,000 ft. to the center). Hydro study complete soils show density proposed okay. Groundwater 11 - 15 ft. depth. Common area would like to turn over to the town as a land trust set aside forever wild. Land if not in a land trust to be in a land owners association. An association could ask for a change in land use such as further development of open space. Through a land trust a conservation easement for passive recreation.

Nothing has been deducted for the roads. On total parcel enough land. This would fall under cluster provisions. Privately owned road versus town accepted road. Road area right-of-way to convey to the town. Once deed over you have reduced total area of parcel. This needs to be considered. If land were not dedicated as open space lot size would increase. Price range to be starter home. V area believed to be towns. Mr. Beck has right of passage over all of Mr. Camerons Fifteen foot open space to go around the lots. Walking easement no cut strip. A 50 ft. right of way could be deeded through conservation area if deemed necessary at the descretion of the Planning board if future development of abutting lot is ever developed. Possibly a waiver of 50 ft. right of way noting will have to connect with a road that would allow a seconded exit onto road. Cost of road upgrading for Mr. Cameron's road possibly to share the expense with Mr. Holly project developers. Not a problem with Mr. Beck.

Land trust and DEP review close to submission. Land trust would mean developer would not need DEP review. Would assist town in setting up a land trust. Drainage/erosion control plan needed to complete package. Land trust to preserve open land. Set up by Selectmen with a Board of Directors. Future gifts of land to the town the trust would be in charge to insure lands would remain in conservation no further development would be allowed. Town attorney has correspondence regarding land trust and has not replied.

Mr. Beck to come back with lots not less than 40,000 square feet minimum and will try to leave 12.9 acres open space. Fire Dept., School and Post Office reviews not done. Plans back by Friday 9/30/88 for a two week review. Walk easement of 10 ft. to the Ross Corner Road. Cul-de-sac needs to be labeled concave with drywell in center. Very little run off ditches proposed. All lots to access from internal road.

Michael Hammond moved to adjourn. John Roberts seconded the motion. Vote unanimous in favor (4). Meeting adjourned 12:40 A.M.

Respectfully, submitted,

Xaurence Jacobsen

WATERBORO, MAINE

SPECIAL WORKSHOP

WATERBORO PLANNING BOARD
September 29, 1988

MEETING CALLED TO ORDER AT 7:50 P.M.

Present were Anna Jackson, Roland Denby, Larry Jacobsen and chairman Douglas Foglio.

Review of the Drown Agency project Woodland Heights. Updated erosion control plan reviewed. Retention pond and water sheds noted. Retention pond shows more shallow than previously described. This might make a difference in being able to be used as a fire pond.

Mary Bagley postmaster of Waterboro Post Office requests a common pick up. Letter believed to be in the mail.

Should the planning board hire an engineering consultant for review of this project? Concerns regarding drainage for retention pond (bar guard intake). Nothing clearly shows the depth of pond.

Plans seem to be missing a lot. Drainage plan very difficult to read. No one map has all the information needed.

Due to wetness and steepness of the land catch basins should be used. Notify Drown Agency that a complete drainage plan showing proper drainage with a contained and enclosed drainage system for surface water drainage with catch basins and field inlets, all drainage easements to be shown. Pipe system to be sized for an adequate 25 - 50 year storm. It is also necessary to have this subdivision drained with underdrain. Detention pond with flow control structure to guarantee water volume leaving the property is at no greater rate in the future than it has been in the past. Under the advice of our consulting geologist you should consider central water system possibly consider municipal water supply.

### Wetlands Mapping:

Difficult until wetlands mapping complete to know amount of property/acres that this would be dealing with in order to come up with disallowed usage. Roland Denby felt the members of the board should be more involved.

## Forty Acre Amendment:

Forty acre exemption if not in shoreland zone lots of forty acres are not included in subdivision process. This could be included in subdivision regulations by a vote of the board at a regular meeting. This might create a hurdle. Frontage requirements would be able to be enforced. Negative and positive effects need to be addressed.

Something needing clarification does a subdivision after a five year period of time lose its subdivision status?

Conditional Uses backlogged: Quickly reviewed.

Meeting closed at 11:00 P.M.

Respectfully supported,

Lawrence Jacobsen Secretary/Treasurer

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WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD OCTOBER 12, 1988

MEETING CALLED TO ORDER AT 7:35 P.M.

- I ROLLCALL: Present were Lawrence Jacobsen, Roland Denby, Anna Jackson and Douglas Foglio, chairman. Douglas chaired the meeting.
- MINUTES OF PREVIOUS MEETINGS: Sept. 14, Sept. 22, and Special Workshop Meeting Sept. 29, 1988.

#### III COMMUNICATIONS AND BILLS:

- 1. Memo from Selectmen's Office Re: Campbell Project
- Memo from Selectmen's Office Re: Submission of Articles for Annual Town and Deadline for Submission of Budget Request
- 3. Letter from SAD #57 Re: Bus Stops for four subdivisions
- 4. Letter from YCS &WCD Re: Review of Ossipee WoodsII
- 5. Letter from USPostal Service Re: Woodland Heights
- 6. Letter from Grace Palmer Re: Middleview Estates
- 7. Letter form Design Properties Re: Meeting to be scheduled
- 8. Office Communication
- 9. Letter Re: Woodland Heights
- 10. Letter from Jensen Baird Gardner & Henry Re: New Subdivision Statute: Effective Date: Sept. 23, 1988
- 11. Letters from BCI Re: Woodland Heights, Deer Acres and Unified Soil Classification System
- 12. Letters from K. Lovell Re: Gravel Pits
- 13. Letters of Intent from SRCC and Public Hearing Notices
- 14. Info on Historic Preservation
- 15. Info on the "Our Town" Conference 1988
- 16. Letter from So. Maine Regional Planning Comm
- 17. U of M Cooperative Ext Service
- 18. Maine Energy News Fall Issue
- 19. SMRPC Workshop Notice
- 20. Aug/Sept Issue MAP
- 21. Owen & Owen application for appointment
- 22. Mike Glaude application for appointment
- 23. David Moreau application for extension of Conditional Use
- 24. American Institute of Certified Planners Eighth Annual Zoning Institute
- 25. The Landowner's Options
- 26. Info from State of Maine Task force on Affordable Housing

Send Selectmen a letter asking that they purchase a 19" Television and a VCR player for the Planning Board out of funds for Video equipment made available from the cable company useful for on site inspections.

Anna Jackson asked what the cable contract requirements for service. Board suggested a copy of the contract could be requested.

- 25. Landowner's option copies to members of Conservation Comm and Parks & Rec Comm
- 21. Brand new application should be treated as such. Copy of newest without charge to be forwarded to Mr. Owen. He does need to come before the Planning Board.
- Budget Request: Postage and Office supplies not need in the budget.

  Check the account balance for legal fees. Note on

  Budget request for all balances from previous year be
  forwarded. Request \$2500. for attorney's fees to be
  separate from enforcement amount.
- 22. Interpretation of Site Plan Review Ordinance was that it would fall in line with the Zoning Ordinance. Site Plan review dropped the water usage to 800 gal. but did nothing about the 1,000 sq. Intent was to fill in the void left by the Maine Supreme Court Decision Re: Subdivision. Use less than 1,000 gal. and has less than 1,000 sq. ft. of store area. Does this include allowed Single business. uses as allowed in Zoning Ordinance. concensus is single use business if permitted under Zoning Ordinance would not require Site Plan Review. Andrew Timmis. town planner felt the intent was to insure that incoming businesses were in keeping with the area intended for Several towns have a separate committee for Site construction. Section c. notes that Site Plan Others do not. Plan Review. Review is used as a back up to the Zoning Ordinance when areas are not covered thoroughly not meant to supersede allowed uses in Possible definitions to be added to the Site Plan Review and Zoning Ordinance. Complex could be defined. Chairman noted changes addressed in Roger Elliott's letter regarding changes in This needs clarification for the CEO. This project falls under allowed uses in 20,000 sq. ft. and 40,000 sq. ft. is one use business clearly permissible by the Zoning Ordinance. Roland Denby moved to refer back to the Code Enforcement Officer that this does not require Site Plan Review. Anna Jackson seconded the motion. Vote unanimous in favor (3).

Reviewing to be done of Site Plan Review. Incorporate square footage and gallonage in the 20,000 and 40,000 area included with exemptions in the Site Plan Review.

23. Roland Denby moved to extend for 60 days from October 12, 1988

### IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report: \$978.27

V REPORT OF TOWN PLANNER: To be brought up later.

### VI APPOINTMENTS:

8:00 P.M. NE PROPERTIES (CANCELLED)

8:30 P.M. PACE LANDING - ROBERT BECK

9:00 P.M. WOODLAND HEIGHTS - DROWN AGENCY

## 8:30 P.M. PACE LANDING ROBERT BECK

Chairman asked Town Planner if he would review project for members of board as to projects procession. General review given to update board Issues needing to be addressed: Reviews not back water and soil, Post Office, SAD #57, and Fire Dept. Preliminary Approval not yet granted. Open space - Land Trust Conservation Easement, Intersection. Nancy Brandt, Selectmen's secretary researching deeds will have to be forwarded to the Town Attorney. Mr. Beck will split cost with Mount Holly, Inc. and Town for road construction of camp Looking for direction and resolution of cost? 1. Intersection please forward in written form will be forwarded to Fred Fay, Road Commissioner and Selectmen. Planning Board would like to review this with the Selectmen and Road Review Committee the repositioning of the intersection in question. Might possibly have to address the closing of all remaining ingress and egress to Red School Information on roads believed to come from surveyor developer will check. Common area? What to do and how to proceed? Conservation easement given to town if response cannot be gotten fairly quick from the town then the developer will plan to send this project to DEP for approval.

Article drafted in general form to accept conservation easements under Title 33 then they would be empowered to do so. Selectmen would then have the power to accept those projects with conservation easements without a vote of the Towns people. The town attorney interpreted the law that a town meeting would be necessary. A general draft would allow conservation easement to be accepted by Selectmen. Mr. Beck would be willing to donate roughly the amount of dollars for normal DEP review to the town for setting up a Land Trust. Has a letter been sent to the Planning Board with specific information?

1. DEP approval not needed if land was placed in conservation easement. (reason why this should go to DEP?) Is there anything that DEP would review that the Town would not? Drainage, pollution appear okay. Concensus DEP approval would not cover areas that had not been covered by the board.

Conservation District - Filing this suggestion to the Board in writing for the Selectmen to review with a letter from the Planning Board with suggestions. Board could approve with exceptions. If trust can be done fairly quick they would proceed with this idea. Karen Lovell, town attorney favored conservation easement vs Land Trust. Mr. Beck has offered funds to help set up a conservation district. A fund to maintain conservation land.

Letter from the Board dictated to be forwarded to the Selectmen. Lawrence Jacobsen moved to sent the following:

Meeting held recently it is the Planning Board's opinion that the Selectmen, Town's and Conservation Commission would prefer that common land would be held in a conservation easement. In lieu of being held in common by abutting land owner. To insure that no further subdivision be allowed to take place regardless of subdivision or Zoning changes in the future. Mr. Beck has offered to set a sum of money aside for maintenance of conservation areas in town. If this generic article were alright this might be brought up for vote a November 14, 1988 voting.

Anna Jackson seconded the motion. Vote was unanimous (3) in favor.

Soil and Water Reviews have not been returned.

- 1. Would like to see detail for typical dry wells. (Show type with 2 ft. solid bottom, 2 ft. perforated section standard cover, 2 ft. cone section with grate laid in geo tech style blanket).
- 2. Please add cable TV underground detail. Send letter to cable company requesting information for running cable through underground service and also for the servicing of the subdivision.

Roland Denby moved Preliminary approval subject to receipt of soil conservation erosion and water study reviews come back acceptable. Anna Jackson seconded the motion. Unanimous in favor (3).

#### 9:00 P.M. WOODLAND HEIGHTS DROWN AGENCY

Town Planner reviewed the project. Have applied to DEP. Potential problem with the Hydro study. Developer - Drown Agency requesting Preliminary Approval. Rodney Chadbourne representing the Drown Agency.

Soil Conservation has gotten back to the Planning Board that there was a possible area near lots 14 and 15 in need of a pond as well as Fire Chief requesting fire pond in the same area.

Rob Gillespie responded to the issues brought up by Peter Garrett regarding the water study.

Issues by number as brought out in letter on file of P. Garrett:

- 1. Written never intended to provide Map to replace. In agreement.
- 2. Four out of six were left off.
- 3. Lots changed after test pits were made.
- 4. Lots 34 & 38 spring location 34 did not run all year.
- 5 & 6. Surface water vs water shed divide ground water data and directions choice made conservative.

34,000 sq. ft. communal system would be necessary. Site does not lend itself to communal. Does not believe surface water escapes into bedrock. Town Planner noted discrepancy between Paul Lawrence and Gillespie test pits. There could be a fracture zone near lots 12, 13, 16, and 17. Since bedrock wells are intended for this project the possible contamination of bedrock wells needs to be addressed.

If seasonal groundwater modeling is found it is noted in the reports. 12. and 13. intended 2 or more holes to further clarify red flagged area.

Ray Voyer noted that sedimentation could build up over the years. High intensity soils vs mineral.

Generally high goundwater. Town is going to put in public water system. Should consider picking water up at S. Waterboro and bring it to the site. Perforated pipe to catch basin system flow control structure on outlet of pond so that it doesn't flow off site more. 5 inch orafice riser culvert corrugated metal pipe. Fire pond ten ft. deep six ft. free board.

Looking at contours no easements. Drainage easements do not show on previous plans submitted new plan with easements noted as well as ditches. Soil difficult to hold. Board working at one level the developer another and they are quite far apart.

A double dry hydrant could be used for fire protection in lieu of the town water.

Ground water pollution not proved to be a problem. Rules changing. If marginal situation if it were it would be a viable solution. The State has notified the Town that money is available, moratorium in place, water task force formed. Not all questions are answered. Subdivision may have potential problems.

A lot of work put into the project thus far. It is a workable plan. A lot of thought put into project. At present the water study seems far apart from the review. Mr. Gillespie asked why so far apart? Only on a few lots. When report comes back from BCI this may not be an issue.

Pond will control erosion. Stream feeding pond so it will not be stagnant. ten ft. depth most of the time. Picking up drainage from top of hill. Road design - considered drainage very little impact.

Road dumps into non-ditched sides. Preliminary Plan showed ditch on uphill side not downhill side. Will go through and put together a letter with run off of water.

Potential residents - Waterboro Board trying to act on behalf of them. Workshop held to further review potential changes. List of changes to go out, if changes made the plan should be reviewed further to insure duplication of noted problems and corrected change. Mr. Garrett's comments should be clarified.

Concern noted by Board members of drainage. Problems with other approved subdivisions the board would like to insure would not be repeated. Once trees are stripped potential for flash flooding. Road to be dedicated to the town. Engineers all have different ideas for drainage. Proper drainage by ordinance at issue.

Storm water run off and underground drain. This could be sent out with Planning Board input and Gillespies' info for opinion. DEP could receive a letter stating disagreement with drainage plan would like to work with the them on this.

Issue of underground seepage. Basements can be drained. If instruments are in place. Either clean a ditch or clean a catch basin. Let Tom Greer look at situation and address concerns. Appear to be problem with grade and swale. More detailed plan to be presented. Drainage area flow very small. Two ft. deep ditch each side of road. Similar design has been used before and Tom Greer feels comfortable with it. Will present narrative to accompany more detailed plan. ditches possibly being used as easements - pedestrian crossings. Buffer strip - cutting restriction incorporated into deed restrictions. Greenbelt required could be 25 - 100 ft. in width. If so requested this would mean certain lots would not be buildable.

Info supplied plus P. Garrett's report, Board will have to review project further. Town water about 35% more cost than on site water. Lots usually market better with Town water.

Not a problem with on-site wells. History of artesian not good in village area. Groundwater should go from site towards town. Quality lots at reasonable cost needed however the drainage concerns to be the responsibility of the Planning Board.

Developer requests letter with a list. Need definite direction.

- 1. Ditching of Drainage
- 2. Points in Peter Garrett's letter.
- 3. Depth of pond
- 4. Outlet from pond (detention metal orafice short life expectancy concrete orafice - long life expectancy this favored over the metal
- 5. Investigate town water vs on site water
- Protection (fire)

#### OLD BUSINESS:

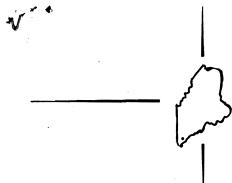
1. % cost of irrevocable letter of credit, expiration if like Reinken's subdivision - 180 days after town acceptance the developer responsible. Public Hearing scheduled October 26, 1988 at 7:30 P.M. Special Meeting of Board to be scheduled immediately following Hearing for review of Conditional Use Requests. Board members to go on Site Walk prior to meeting.

Andrew Timmis quickly reviewed his report.

Adjourned 12:45 A.M.

Respectfully symbolitted,

Lawrence Jacobsen Secretary Treasurer



WATERBORO, MAINE

PUBLIC HEARING

MOUNT HOLLY, INC.

October 12, 1988

Present were Planning Board members Lawrence Jacobsen, Roland Denby, Anna Jackson, and Douglas Foglio, chairman.

Meeting called to order at 7:10 P.M. by Roland Denby in the absence of the chairman. Mr. Foglio came in during the hearing.

Kevin Grimes of Mount Holly, Inc. reviewed the project. placed on file of notifications sent. A proposed seven (7) lot development to be called Sherburne Woods. Parcel is 42 acres. lots will meet or exceed the minimum requirements. 350 feet of road from the camp road will be improved. Sherwood Drive including paving onto Ross Corner Road. Deeded access to Lake Sherburne for fishing, Road will meet Town specifications. boating, picnicking, etc. granted for design of road into subdivision from a lollipop design to a "P" design. Fire chief has reviewed the plan. Is there any way to locate dry hydrant somewhere near deeded access? Best location would be at corner of lot one. Small pond suggested location. Would not be a problem with Mount Holly to deed right of access. Driveway to be placed possibly during construction pond could be dug a little deeper. Section 8.7.1 intent would be for the developer to install dry hydrant. Approach normally taken would be for Ross Corner/Waterboro to review and input requested from both. Fire department would look to developer to install dry hydrant. Chief to contact Kevin directly. Concern of problem with this type of road is due to accessibility main reason for dry hydrant. Preliminary plan approval not yet given. Written approval not yet shown for water and soil studies. Gillespie and Garrett have been in touch with one another. Final approval scheduled for November 9, 1988. Three residents in attendance. Preliminary has been held off until study reports are back. Final plan has in some cases been scheduled under Old Business. Preliminary approval subject to water and soil and fire chief. October 27, 1988 meeting scheduled. If any comments need to be addressed. If all things come back satisfactory Preliminary approval could be addressed at this time. Water report should have been back expected any time.

Meeting adjourned at 7:33 P.M.

WATERBORO, MAINE



October 26, 1988

Present from the Planning Board were Anna Jackson, Roland Denby, Dwayne Woodsome and Lawrence Jacobsen. Approximately ten people in attendance.

Developer Lionel Belanger reviewed the project: Location Route 5 across from the Dairy Curl. Seven lots and park area. approximately 2 acres per lot. Bus shelter, postal unit located in development. Lots 3 & 4 have easement of 5 ft. each for a foot path to the park area. All lots exit onto internal road. Green belt bordering Route 5 25 ft. width to be planted with a line of white pines. Property located in the A & R Zone, minimum lot size required is 80,000. Road into project to be 20 ft. pavement width. Underground utilities. Almost 1 1/2 acre of park area owned in common Maintenance of road private until Vote of the by other lot owners. Townspeople acceptance of road. School bus shelter might be better placed possibly by the mailbox area. Shed would not be utilized for kindergarten children since they are picked up at each house. of cul-de-sac is 450 ft. Mr. Belanger noted that the shelter location could be changed. Safety factor as well should be taken into consideration.

As a matter of interest set back 75 ft. Squares denoted on plan are the area for placement of houses.

Bond to be picked up tomorrow for the road. Water review is back. Well can be either packed gravel or artesian. Drainage easement graded away from cul-de-sac. Sample deed on file. No further questions. Meeting closed at 7:55 P.M. by acting chairman Roland Denby.

WATERBORO, MAINE

Special MEETING

WATERBORO PLANNING BOARD

OCTOBER 26, 1988

MEETING CALLED TO ORDER AT 8:02 P.M.

I ROLLCALL: Present were Lawrence Jacobsen, Roland Denby, Anna Jackson and Dwayne Woodsome. Lawrence Jacobsen presided as acting chairman.

II MINUTES:

III COMMUNICATION AND BILLS:

IV REPORT OF OFFICERS:

V APPOINTMENTS:

REVIEW OF CONDITIONAL USE REQUESTS

TOM COLE: Map # 45 Lot #1552 Lake Arrowhead. Request is to lift cottage and place a foundation under it. Acceptable septic system. Not on the water. Mr. Cole has checked with Saco River Corridor Commission they do not need to review this project. Going no closer to the water. Meeting all setbacks. Two bedroom ranch with one bathroom not adding bathroom.

Roland Denby moved to approve request to lift cottage and place foundation under it under Section 9.03 of Zoning. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

GERARD LEMIEUX: Map #38 Lot #27 Ossipee Lake. Wants to enclose porch on the front of house for energy saving purposes. To be finished like the remaining cottage. Not to be used as living space. Water pushing into the house need to change porch design to rectify the problem. Measurement from the lake approximately 25 to 30 ft. Wishes to add a carport onto existing garage. Open roof, open wall in shed extend roof 10 ft. to be used for protection. No doors, leaving open so he could drive partially into garage.

Could Mr. Lemieux place a roof over second floor porch. If roof extends over porch this would not be allowed. State law passed not allowing any additions closer to the water. Mr. Lemieux said he would make it even with existing porch. If he goes no closer to the water and does not expand the area by 30% he might be able to change. This to be used for energy saving only not to be used as living space. Anna Jackson moved to allow upper porch to be covered and enclosed not to go closer to the lake than existing sill also lower porch may be enclosed in the same manner (dimensions 72" x 128") excluding steps which are off to the side. Approved under Section 2.08 and 9.03. Roland Denby seconded the motion. Vote (3) in favor (1) opposed. Motion passes.

Old garage: wall to be removed and left open. Water to be shed away from property line. Adding 10 ft. roof. This would be changing the use of a nonconforming building. Section 9.01 referred to. Only portion of garage to be enclosed is what is existing now. To be used as a carport. Location of shed approximately 20 to 30 ft. from right of way. Dwayne Woodsome moved to deny request under Section 9.01 nonconforming uses. Anna Jackson seconded the motion. Mr. Lemieux expressed his feelings regarding this matter. Vote was unanimous in favor (4).

Boat house caved in wishes to tear down and put brick wall across. This would be DEP's territory. Mr. Lemieux was instructed of his right to appeal any decision. Was given an appeal application.

PAUL NOEL: Map # 8 Lot # 28H Proposing relocation of Lot #8 drive in Sunshine Acres Subdivision. Packet presented by Mr. Noel placed on file. Drive serves all three homes. Mr. Noel wishes to bring his drive straight out to the road. Letter placed on file from DEP. Letter from Town Attorney referenced to regarding required information necessary to change location of driveway. Attorney suggested all Sunshine Acres residents signatures.

Issue of safety: ambulance called could not find entrance into home. Letter from Fire chief and rescue squad presented and placed on file in favor of change. Site distance will not be better or worse as stated from DOT at DEP's request. Material presented reviewed by the Board.

The way the drive is located Mr. Noel could not place a garage on property and meet setbacks.

So many subdivision with two and three lot drive entrances will this start a precedence? More accesses create more problems. This is a concern for the entire town not just this particular lot. Three entrances off Roberts Ridge Road for eight lot subdivision.

If changed would a whole new subdivision plan need to be filed? Believed so. As per Karen Lovell's letter agreement and milar would be necessary. Deed might need to be updated. Deed a civil matter. Mr. Noel has everything in order. Still concerned for other subdivision as well as further discontent property owners in this subdivision.

Subdivision plan, new milar, expense would be borne by Mr. Noel. Possibly to get the attorney's opinion. Andrew Timmis, Town Planner noted that he thought the Planning Board had at a previous meeting resolved the stand of the Board. If the Board denied this request Mr. Noel could appeal the decision to the Zoning Board of Appeals.

Mr. Noel would be adding one driveway which still would not be excessive.

Dwayne Woodsome moved to approve the relocation of the driveway under Section 5.04 of Zoning and 7.4 of the Subdivision Regulations as safety factor to the Noel's. Roland Denby seconded the motion. Vote was (3) in favor (1) abstention.

If signatures were necessary to change drive location possibly all signatures should be on the new milar. Milar and six copies would be needed and would have to be signed in the same order on all copies. Questions concerning copy, traced copy of plan or new? Andrew to check with the attorney.

DONALD KNIGHT: Map #38 Lot #22 Ossipee Lake. Two years the Board had completed an on site inspection for request of a garage. Requesting mud room plus a  $16' \times 19'$  addition to the side of cottage. Cottage built approximately fifteen years ago. Deck looks new. Mr. Knight claims that he and his builder have received Mr. Foglio's okay for replacement of deck.

Mud room and 16'  $\times$  19' are at opposite sides of the cottage. 130 ft. frontage on the water. Actual width of lot could be different. Approximate measurements given. Plot plan placed on file. 1,000 gallon tank placed approximately 15 years ago. Leach field has been repaired, again Mr. Knight claims to have received permission from Mr. Foglio to repair field. Field dimensions were given as  $20 \times 40$  replaced. Mr. Knight has the receipt for the repair of root damage. New bathroom intended for the upstairs. Seasonal use. Distance from the water to the deck approximately 16 ft. to the closest point.

New proposed addition approximately 25 ft. from high water mark. Setbacks under 3.03 of zoning 35 ft. sideline and 75 ft. frontage. Shoreland 100 ft. Would this be grandfathered. Only so much allowed under the grandfather status. Exact measurements were not taken at the time of the on site. The file was not taken to the on site inspection meeting. Balcony on second floor to be completely removed. On site to be done and this to come back under Old Business at November 9, 1988 meeting. On site inspection scheduled for the next week.

MADELYN LINCOLN: Map #32 Lot #16 & 16A. Ossipee Lake. Requesting construction of a 2 car garage with studio apartment on back lot. Location of rear lot dimensions and lot lines. Survey may be needed. Cottage purchased in 1963, rear lot with trailer purchased in 1978. Johnson Park Plan might clarify the lot lines for the rear lot. Lot lines need to be determined before the Board can make a determination. Once information is provided this could come in under Old Business.

WILLIS EMMONS: Map #38 Lot #16 Ossipee Lake. Requesting construction of deck with roof. Roland moved to approve request for deck and roof seven feet towards lot line. Deck with roof to go no closer to the water. Section 2.08 Anna Jackson seconded the motion. Vote (3) in favor (1) abstention.

HELEN SPINNEY: Map #34 Lot 5 Ossipee Lake. Requesting  $10' \times 18'$  deck towards lake. Roland Denby moved to deny request under Section 3.03 and 3.06 of Zoning. Lawrence Jacobsen seconded the motion. Vote was unanimous (4).

RICHARD CUNAN: Map #36 Lot #2 Ossipee Lake. Requesting wrap around deck on three sides. Roland Denby moved to deny under Section 3.03 and 3.06 of Zoning. Anna Jackson seconded the motion. Vote was unanimous (4).

JAMES PRENDERGAST: Map #11 Lot #63 Lone Pond. Requesting construction of 34 x 40 home on grandfathered lot. Notify Mr. Prendergast that the following information is requested in order for the Board to act on his request: Reduce the size of the home Limit cutting on the hill side No deck on pond side of home Exact location of septic system Access to the lake

DONALD LINSKEY: Map #41 Lot #7 Ossipee Lake. Requesting addition of screen enclosure  $10 \times 10$  on existing deck. On site reported that he cut off extra beams on the front of deck attached to house. Needs erosion control along bank. Lawrence Jacobsen moved to table. Roland Denby seconded the motion. Vote was unanimous (4) in favor.

LEOPOLD NOLETTE: Map #32 Lot #13 Ossipee Lake. Requesting construction of a deck and a two car garage. Anna Jackson moved to deny request under Section 3.03 and 3.06 of Zoning. Roland Denby seconded the motion. Vote was unanimous in favor (4).

COLLEY WHITEHURST: Map #32 Lot #71K Ossipee Lake. Requesting placement of cement patio between cottage and boathouse. Anna Jackson moved to approve request under Section 2.08 of Zoning and no cutting of trees. Lawrence Jacobsen seconded the motion. Vote was (3) in favor (1) abstention. Motion passes.

CHARLES SYLVESTER: Map #33 Lot #12 Ossipee Lake. Requesting a 14  $\times$  32 addition on the rear of cottage. Notify Mr. Sylvester that further information on septic system requested please forward information to the Town Office.

EARLE MAILMAN: Map #32 Lot #71M Ossipee Lake. Requesting change of flat roof to 5 inch pitch to match the front section of existing cottage. Dwayne moved to approve request if no increase in footprint is made, can go up with pitch of roof but no addition to overall dimensions of the building. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

BILL BAYNES: Map #45 Lot #1584 Lake Arrowhead. Requesting reduction of sideline setback to allow door to be fully opened. Roland Denby moved to increase deck from three ft. to five ft. which shall reduce the sideline setback by two ft. leaving 33 ft. setback. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

Meeting Adjourned at 11:43 P.M.

Respectfully Submitted,

Lawrence Jacobsen Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

OCTOBER 27, 1988

MEETING CALLED TO ORDER AT 8:23 P.M. BY ACTING CHAIRMAN LAWRENCE JACOBSEN.

ROLLCALL: Anna Jackson, Roland Denby, Dwayne Woodsome and Lawrence Jacobsen, acting chairman, and Michael Hammond arrived late.

#### II COMMUNICATIONS AND BILLS:

- 1. Letter from Pinkham & Greer Re: Pace Landing
- 2. Letter from SMRPC
- 3. University of Maine Re: PATCH
- 4. Letter from American Bank
- 5. Letter from Kasprzak Landbank Inc. Re: Ossipee Woods II
- 6. BCI Geometics Inc. Re: Sherburne Woods
- 7. Notice of Decision ZBA
- 8. Notice of Public Hearing ZBA
- 9. Letter from Structure & Design Inc. Re: Middle Rd. Property
- 10. Maine Municipal Association
- 11. Maine Association of Planners
- 12. Letter from Bryce W. Ingraham Re: Pace Landing
- 13. On Site Committee Report
- 14. Internal Correspondence
- 15. Making the Most of Computers
- 16. Report of York County 2000 Housing Comm
- 17. Convention Issue UPDATE

### IV REPORT OF OFFICERS AND COMMITTEES:

#### V REPORT OF TOWN PLANNER:

#### VI APPOINTMENTS:

8:00 P.M. OSSIPEE WOODS II

8:30 P.M. IRVINE RICHARDSON

9:00 P.M. RESCHEDULED

## 8:00 P.M. OSSIPEE WOODS II KASPRZAK LANDBANK

Groundwater study not complete. Ground work done paper work still in the works. Not planning on ledge however in the area abutting Mr. Davis the study shows ledge this may have an impact on the lot configuration. If there are changes it will go to John Sevey. Letter requesting three (3) waivers as follows:

Until lot layout is set there will be no waiver request for frontage on the cul-de-sac.

Soils info on acquired profile of water and ledge, no clay, no hardpan, no iron. No areas found that would not accept septic systems. All info to be submitted from the testing to DEP. Andrew Timmis, town planner felt no need for final scale at this point. Roland Denby moved to grant waiver request as stated in the 10-25-88 letter from Steve Kasprzak under Article II in subdivision regulations. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

#### 8:30 P.M. SUBDIVISION OF IRVINE RICHARDSON

Review by Town Planner. No response from letters mailed by certified mail to abutters. Dick Currier representative requesting Preliminary Plan acceptance and to return for Final approval under Old Business. Lot #3 would have easement on Lot #2 for septic waste disposal.

Private road to remain so. Note 5 upon completion. Deed as well as note on plan. Restriction as well as road in common description. Well location will be designated. Mr. Richardson will be putting drive in. Larry Jacobsen stated that if there were a handicapped child the bus would have to go down the drive. The reason for the 50 ft. right-of-way was to alleviate any bickering amongst neighbors. Transportation and Fire Dept. review?

Restriction to limit cutting on the slope below setback line on lot next to the water. Developer to place sign at the end of the drive. Discussion regarding bus passage over the road, width of the road into lot #3. Note on plan not to be a Town Road.

Greenbelt 75 ft. along new road. Setback on Lot #1 except for sewerage.

Checklist complete with the following exceptions: Soil Characteristics, Suitability, Proposed Restrictive Covenants. Soil interpretations submitted to cover Soil characteristics. Note on plan and in deed: no drive from lot #1 to New Road.

Dwayne Woodsome moved that we approve Preliminary Plan as presented with the above recommendations on Final Plan subject to hydro study review. Michael Hammond seconded the motion. Vote was (4) in favor (1) opposed. Motion passed.

#### VII OLD BUSINESS:

MOUNT HOLLY, INC. SHERBURNE WOODS

Public Hearing two weeks ago and had asked for Preliminary acceptance and was told that Public Hearing would be reviewed.

Dry hydrant - Mike Emmons did not see feasible placement of dry hydrant. Was told that Mr. Emmons could write the board or endorse letter of Mount Holly submitted and placed on file.

Driveways for lots 3, 4 and 5 should be in place (installed) to the edge of the right of way. Mount Holly not a housing developer. Do not typically place driveways. Feeling of Mount Holly is that driveways except lot #1 are pretty obvious for placement of drives. Do not envision any problem with drives placement. Note on plan Private until dedicated to the Town. Preliminary except for finalized Hydro study, erosion control, soil and water conservation plan. Gillespie will make addendums. Fault found on lots #2 and #6 septic lines. Test pit lined up for monday, design for systems will change.

Michael Hammond moved to approve Preliminary Plan as presented subject to Hydro study and erosion control plan. Anna Jackson seconded the motion. Vote was (4) in favor (1) abstention. Motion passed.

Item cropped up. Letter from DEP recent rule changing April 26, 1988 changing regulation of review. Mount Holly advised by attorney request DEP placed in file packet of communication. Reason for DEP portion falls within 250 ft. shoreland zone. Prior to this ruling this was not so. Requesting that the Board find as Mount Holly that a substantive review was complete or complete application by 4/21/88. Town differ in stages of completion therefore, the allowance by DEP for the town to clarify.

Draft letter to DEP stating that complete application dated 1/13/88. CC Mount Holly

November 9, 1988 Final Plan submission. Five days presubmission to Andrew Timmis, Town Flanner.

#### TOWN PLANNERS REPORT

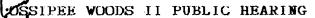
Site Plan Review Workshop in Augusta Monday, November 14, 1988 at the Civic Center. Notify Sharon if you plan to attend so this can be sent day.

Roland Denby moved to approve 10/12/88 minutes as printed. Lawrence Jacobsen seconded the motion. Vote was (3) in favor.

Final signatures on Evergreen Apartments - Sumner Campbell's Project.

MEETING ADJOURNED AT 10:48 P.M.

WATERBORO, MAINE



OCTOBER 27, 1988

Present from the Planning Board was Roland Denby, acting chairman. Arriving later were Dwayne Woodsome and Lawrence Jacobsen. Andrew Timmis, Town Planner and approximately 25 people in attendance.

Review for Development Ossipee Woods II by Kasprzak Landbank. Ossipee Woods I has four houses built in it along Chadbournes Ridge Rd. New Development behind and bordering flowage. Fifty-seven lots acreage 198.6 of which approximately 64.5 at this time to be placed in a conservation easement.

Steve Kasprzak introduced several people in attendance that are consultants to this project. This project will go to DEP for review. Initially this goes to the Planning Board then to DEP. Due to some of the recent findings of requirements of Saco River Corridor Commission the number of lots is now down to fifty-four. This is mainly due to the required frontage requirements of SRRC. A 100 ft. buffer to remain untouched along the flowage, the brook and the heath areas in the development. All natural vegetation will remain untouched. things work out 64.5 acres will be deeded to the town for possibly a boat launch, picnic area, parking area for the open space and boat Intent is for this area to be open to townspeople only. Access is available at other places. Covenants for residents only. DEF would have to approve. Access into park area off cul-de-sac, public space sitting by itself to provide privacy for neighbors. project area is approximately 1 mile from Chadbournes Ridge Road to. the point. This could be used as a cross country ski trail. Arrowhead should not fluctuate since the new owner of the dam has built a small electric plant with spill area to allow for overflow in the spring. Minimum of two acres in size for each lot. Not to be built in a rapid time frame. Hydro ground study borings throughout the site. Thirty-five to forty feet to the water table. refraction testing done to determine ledge. Five or six lots might have to be eliminated. After extraction will reloam and reseed. Kasprzak was involved with another project with Blue Rock. after reclamation, a few years ago, were over \$200,000. Extraction does not mean the area cannot look nice afterwards.

State law allows extraction to 2 1/2 ft, from water table. Mr. Kasprzak will stay ten feet from the water table. Phasing plan this project could take fifteen (15) to twenty (20) years to complete maybe longer. Mr. Kasprzak explained that the area to be deeded to the town on the water would make a nice swimming area due to the flushing action of the water at the narrow area. At completion of phase one this could be donated to the town. Mr. Kasprzak wants this area to be controlled not to be a headache for the people in the subdivision.

Best possible exits for gravel extraction to be used with time limit during certain hours. Location of road for extraction? Brian Orcutt has been approached regarding easements to allow passage. Road to be approximately 400 ft. from Mr. Raymond. Phase one time frame not really known. Entire project 15 to 20 years.

Intent is to snip & chip about 10 acres, extract then replant hopefully to use trees on other portions of the project. Phase to be done before sale of lots.

When this is done will this have a variation in altitudes or flat? Heaths are at different levels six to seven ft. lower from Chadbournes Ridge Road each heath approximately six ft. lower to next, etc.

Catch basins will take water from the roads and will have holes for water to go back into sand. The variation overall more than 4 to 8 ft. Ridge area reduced width 50 to 75 ft. Some of the ridge bordering Lake Arrowhead would be taken down. No water to go toward Lake Arrowhead.

Visual impact-houses will not be visible from Mr. Lords down. You might see roof tops. You might see four or five houses from Chadbournes Ridge Road. Houses behind Mr. Davis will be approximately 500 - 600 ft. away.

The Fire Chief has reviewed the plan regarding dry hydrants. One by the dam and one by the proposed boat launch. School has been involved, post office for mail delivery, various boards and committees for site walk of property. All comments will be submitted to the Planning Board.

Various wells? Type? Gravel packed wells intended, depth  $15-20\,$  ft. probable. Water analyzed excellent water, drilled wells high iron manganese. Mr. Roberge has both sand packed and drilled and the sand packed at 33 ft. has not been pumped dry.

Approximately 1 year ago this project was presented to the board. This is not an over night project. The town attorney is addressing extraction 500 ft. from water body. Plan to request through the Selectmen and Planning Board to allow extraction to within 100 ft. of water body. With certain performance standards, not create a pit etc. hopefully for March Town Meeting. U.S. maps 1940 grandfathered but Zoning would supersede. Several pits in town that do not meet this. Several noted. Town would need to address these as well as Mr. Kasprzak's. SRCC does not allow extraction within 100 ft. 1f blasting is necessary it would have minimal impact. In Kennebunk Mr. Kasprzak used seismographs were used to control size of blast for minimal impact.

Dry hydrant - a 90 degree angle pipe going into a water body allowing a fire truck to pump from road. Placement as previously noted.

Covenants to be placed on property, grading etc. Should be doing most of the building himself.

Mr. Kasprzak looking for approval sometime next summer. First house to be constructed in maybe five years. Houses not to be spec houses. Eight or ten lots to be done at a time.

Number of yards of gravel to be extracted? Approximately 2 to 2 1/2 million yards.

Homes at the top of the project expected to be marketed first.

Hearing closed at 7:47 P.M.

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WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

NOVEMBER 9, 1988

MEETING CALLED TO ORDER AT 8:00 P.M. BY VICE CHAIRMAN JOHN ROBERTS

ROLLCALL: Anna Jackson, Lawrence Jacobsen, Roland Denby, and Vice Chairman, John Roberts., and Michael Hammond.

### II MINUTES OF PREVIOUS MEETINGS:

#### III COMMUNICATIONS AND BILLS:

- 1. Bill from Fisher-James for Filing Cabinet
- 2. Contract from Sewall Land Use Mapping
- 3. Letter from Maine Coast Heritage Trust
- 4. Affordable Housing Booklet
- 5. Notice of Intent to File from SRCC
- 6. Letter from Design Properties, Inc.
- 7. Letter from Structure & Design, Inc.
- 8. Seminar Info on Wastewater/Water supply
- 9. Meeting Notice from SMRPC
- 10. Letter Re: Conservation Easement Pace Landing
- 11. PATCH
- 12. November Issue UPDATE
- 13. Letter from Saco River Architects
- 14. York County Soil Re: Richardson & Sherburne Woods
- 15. BCI Re: Deer Watch
- 16. Notice of Public Hearing ZBA
- 17. Community Dynamics
- 18. IEP Contract for consulting services
- 19. Erosion and Sediment Control Procedures

### III REPORT OF OFFICERS & COMMITTEES:

### IV REPORT OF TOWN PLANNER:

Board should set up workshop to discuss:

- 1) Comprehensive Plan (plan of action)
- 2) Any proposed zoning changes for Town Meeting deadline for articles is January 1, 1989
- 3) Review the rest of the conditional uses to clear the boards docket
- 4) To review Drown Agency's subdivision Woodland Heights

This meeting the board should address:

- 1) Sewalls Land Use Mapping proposal and contract
- 2) IEP's Contract to review water studies
- 3) Look at Wetlands Maps

#### V APPOINTMENTS:

8:00 P.M. RESCHEDULED

8:30 P.M. WES LEIGHTON NO SHOW

9:00 P.M. MOUNT HOLLY

9:00 P.M. MOUNT HOLLY PROJECT SHERBURNE WOODS

Review from Town Planner as follows:

7 lot subdivision located off Ross Corner Road near Lake Sherburne. The developer will be bringing 300 feet of the Ross Corner Road up to Town standards as well as building 900 ft. of new road to be dedicated to the Town.

I could not complete the review of this project because the plans were not into me before I left.

Two problems still need to be answered:

- 1) Review of the water study and acceptance by Peter Garrett
- 2) Soil conservation has a number of problems with the project. (refer to letter from Ray Voyer)

These still need to be addressed before the final plan can be approved.

I still feel that the board should reconsider requiring the developer to install the driveways in the subdivision. Between the 9 foot cuts on the upperside and the 3 to 1 slopes on the down slope side I feel that this would be too expensive for the owners to install, as well the construction of those driveways could cause problems "down the road" regarding erosion and sedimentation.

Kevin Grimes for Mount Holly, Inc.: Hydrogeologist & Soils not back and would not be back in time for this appointment. Kevin not asking for final but will show what he has. Looking for endorsements for Preliminary.

Letter to DEP did not go out. Needs to be drafted and be sent. Town Planner had spoken with clerk and suggested waiting until this meeting for drafting of the letter.

Hydro report going back to Peter Garrett with added information. Also York County Soils would be receiving added info.

One copy of plan left for Town Planner to review. Will submit 6 new copies at Final Submission.

Kevin reviewed changes for leach fields as suggested by P. Garrett as well as well locations. Plans are corrected and reflect requested missing data.

York County Soils: Reviewed suggested info. Engineer would be contacting Ray Voyer directly to clarify the question regarding the swail.

Copy of draft for dedication for strip for alignment (3 rod road fifty ft. right-of-way) to be sent to Karen Lovell for review. Road bonding (2 page agreement) Mount Holly/Waterboro. \$65,000 to the Town of Waterboro to be placed in an interest bearing escrow. Interest to go to Mount Holly. Estimated cost sheet included to show the calculation of the dollar amount. Final approval with possible conditions Final plans not here for viewing. Road profile will requested. change but not on the plan for recording. Points brought out from Andrew's review. All points have been addressed. Roland moved to approve plans subject to conditions: That the concerns of the soil conservation comm. be addressed, driveways, water study to completion, and corrected final plan upon favorable review from Karen Lovell on the construction bond and dedication. Anna Jackson seconded the motion. Vote was in favor (3) unanimous.

Kevin asked if well location lines, septic and setbacks were to be on Final Milar? Was informed yes. To be brought back under Old Business upon completion of the above.

#### VI OLD BUSINESS:

LIONEL BELANGER - DEER ACRES

Town Planners Report as follows:

Seven lot subdivision located on Route 5, across the street from Lee's Dairy Curl. The developer is constructing 575 ft. of road to be turned over to the Town.

The developer is applying for Final approval. His water study has now come back positive and given an okay by Peter Garrett. The developers plan did not get to me before I left, so I could not review it. But at Preliminary Plan everything was there.

The final bill for BCI's review has not yet come in.

Check list reviewed. Missing info noted by Town Planner reviewed. Subdivision not in for Town Planner to review. Responsibility for recreational area noted to be deeded 1/7th ownership. Lawrence Jacobsen abstained from voting due to his property abutting the project. Michael Hammond moved to approve Deer Acres as Final Plan. Anna Jackson seconded the motion. Vote was in favor (3). (1) abstention.

#### LETTER RE: MIDDLEVIEW:

Next available appointment June 22, 1989 at 8:00 P.M. send notification.

DEER WATCH: Town Planner's report as follows; Deer Watch Subdivision is a nine lot subdivision located on the New Road. He has all ready been accepted for Final Plan with the condition that the water study come back positive. The study came back positive so all that is needed to be done is to sign the plan and pay any fees left to be paid. Doug should discuss with the board the road improvements Thomas Toye has freely donated to the Town.

Clerk reported that if the money was given to the Town it would be placed in an escrow account until acceptance of the townspeople at Town Meeting in March. If Mr. Toye were to contract the work and pay for the upgrading of the road this would be okay. Dick Moulton will be presenting the check but would like construction of the road to start at once.

Board felt that the money situation should be resolved before signing of the Final Plan.

LACOURSE BOARDING HOME: On site to be set up. Donald Knight and remaining Conditional Use also needing on sites. On site to be scheduled upon return of Town Planner 11/15/88.

MADELYN LINCOLN: Town Planner; Board should address:

- 1) can she have an apartment above her proposed garage.
- 2) does she need to have the lots surveyed to place the garage (see attached material)
- 3) what set back does the board want the garage to be from the right-of-way. (she would like it as close to the right-of-way as possible, maybe 35 ft.)
- 4) she will need to go to the Dept. of Human Services to get a septic system for that lot or if she wants to pump her waste water over to that lot.

Board feels in order to locate lot lines a survey will be needed.

SEWALLS: To go to the Selectmen.

IEP: Chairman to review at next meeting.

Meeting to be set for Comprehensive Plan when Chairman and Town Planner are present.

Meeting adjourned at 10:00 P.M.

Respectful ty submitted,

Lawrence Jacobsen Secretary/Treasurer

WATERBORO, MAINE

SPECIAL WORKSHOP

WATERBORO PLANNING BOARD

NOVEMBER 21, 1988

MEETING SCHEDULED FOR 7:30 P.M.

Workshop scheduled for areas to be addressed with the Comprehensive Plan and other areas as noted below from the Town Planner.

**ROLLCALL:** Present were Roland Denby, Michael Hammond, Anna Jackson, Lawrence Jacobsen, John Roberts and Douglas Foglio who chaired the meeting.

Town Planner, Andrew Timmis reviewed the following subjects:

Sewalls: Decision regarding mapping needs to be clarified. Fee for the mapping if decided upon would come out of the Comprehensive fund. This would be helpful not necessarily essential. Step towards catagorizing existing areas. With possible zoning changes this would be helpful.

Clearing of Docket: Conditional Uses before the Board. Review should mostly clear the docket with a few exceptions.

Drown Agency Project/Woodland Heights: Upon notification from DEP the Board will have twenty (20) working days to respond. The approach to be taken needs to be addressed. Peter Garrett is working with the water study and Sebago Technics is working with the drainage plan.

Comprehensive Plan: What consultant should be used? How much should the consultant be responsible for?

ist area: Request for public participation through advertisement. Andrew to check with papers on cost. Use of cable channel #3, possible mailers a possibility for notification.

Zoning Changes needed: The need to address duplex units in zoning. Non-buildable land should be exempt from density figures.

Thomas Toye III project Deer Watch: \$32,000. for Deer Watch will be spent to upgrade the New Road by the developer direct to a contractor under the direction of the Road Commissioner and the Road Review Committee. Board signed the Final Plans for Deer Watch Subdivision.

Mount Holly: The original copy of the Bond as well as the information for the dollar amount to be donated to the town to be placed in an interest bearing escrow account was forwarded to the Town Attorney. A copy needed for the file. Amount to be donated needs to be addressed for vote at Town Meeting in March 1989.

Chairman Douglas Foglio reviewed briefly with the Board a suggested request for Town Meeting regarding the New Dam Road. To help straighten a curve. Area discussed near Lot #2107 on Tax Map #46.

Meeting Adjourned at 10:00 P.M.

Respectfully sybmitted,

Lawrence Jacobsen Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING WATERBORD PLANNING BOARD DECEMBER 14, 1988
MEETING CALLED TO ORDER AT 8:10 P.M.

- I ROLLCALL: Present were Anna Jackson, Roland Denby, John Roberts, Michael Hammond and Douglas Foglio, chairman.
- II MINUTES: Needing approval, October 26, October 27, November 9, and November 21, 1988.

### III COMMUNICATIONS AND BILLS:

- 1. Contract IEP, Inc. High Priority
- 2. Letter from Mr. Nolette's Attorney Priority
- 3. Letters from K Lovell Re: Tree Growth and Manufactured Housing
- 4. Letter Re: Stu Gannett Property Gravel Pit
- 5. Letter from S Portland Planning Board
- 6. Letter from David Dunn Re: Orchard Hill Farms Priority
- 7. Letter from J Prendergast Conditional Use Request Priority
- 8. Letter from G Proach Re: C. Use Extension Priority
- 9. Erosion & Sedimentation Control Procedures Priority
- 10. Info Re: Woodland Heights Subdivision
- 11. Info Re: Richardson Subdivision
- 12. Info Re: Pace Landing Subdivision
- 13. Info Re: Sherburne Woods Subdivision
- 14. Letters from BCI Geonetics, Inc.
- 15. Info from Selectmen's Office Re: Comprehensive Plan
- 16. Info from SMRPC Re: Comprehensive Plan
- 17. Info Re: Public Participation in Local Planning
- 18. Info Re: Management Skills for Planners
- 19. Maine Planning and Land Use Laws
- 20. Zoning Ordinance Changes by Kasprzak
- 21. Letter from DOT Re: Owen Enterprises
- 22. On Site Committee Report
- 23. Memo from Town Planner
- 24. Info from Town Clerk
- 25. Careers in Maine Info
- 26. Planners Bookstore
- 27. RFP Writer's Combat Manual
- 28. Info from Terrien Architects
- 29. Info from Alan Gordon Enterprises
- 30. December Issue UPDATE
- 31. Planning Board Copy of MAP Fall Workshop
- 32. Letter from K Lovell Re: Sunshine Acres
- 33. Letter to Dr. Gallucci from CEO
- 34. PATCH
- #5. Chairman and Town Planner to respond.

### IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report: \$4.25 Interest Total \$991.10

V REPORT OF TOWN PLANNER: To be taken up later in the meeting.

#### VI APPOINTMENTS:

8:00 P.M. WES LEIGHTON 8:30 P.M. MARK KOMANETSKY 9:00 P.M. RESCHEDULED

8:00 P.M. WES LEIGHTON DID NOT SHOW

8:30 P.M. MARK KOMANETSKY DID NOT SHOW

9:00 P.M. RESCHEDULED

#### VII OLD BUSINESS:

- 1. Madelyn Lincoln
- 2. Donald Knight
- 3. On Site Committee Report

### 1. MADELYN LINCOLN

Original request was for a garage with a studio apartment above garage. Decided that this was not feasible. Looked at a gambrel roof garage and have finally decided on a regular garage with a 12/2 pitch. Side and rear setbacks can be met requesting front setback of 35 ft. Conditional Use Permit needed. This has been a legal lot of record for years. Septic system on this lot should be abandoned. Once a system lies dormant for a period of time it can no longer be used. The septic system should be abandoned to the plumbing inspectors satisfaction never to be rehooked unless redesigned by a licensed site evaluator in the future. John Roberts moved to approve request under Section 2.08, 3.03 and 7.01 of zoning with the following conditions: 1. Septic system be discontinued to the plumbing inspectors satisfaction never to be rehooked unless redesigned by a licensed site evaluator in the future.

2. Use the dimensions as per plan submitted 12-14-88. Michael Hammond seconded the motion. Vote was unanimous in favor (4). Mrs. Lincoln can obtain a building permit during regular building office hours on Tuesdays and Thursdays.

#### 2. DONALD KNIGHT:

On Site Committee reported measurements taken and noted in Mr. Knights Question regarding septic system repair and had notified the Mr. Knight claims to have spoken with Mr. Foglio and gotten approval for repairs over the telephone. Mr. Knight looking to enclose a portion of entrance to deck and extend for a mud room as well as add a two story addition of  $16^{\circ} \times 19^{\circ}$  to be used as a living room and an upstairs bedroom and bathroom. Additions towards water as well as an increase in affluent discharge areas of concern that the Board must deal with. Septic system would need upgrading due to the Design on file for a two bedroom house and the increase in bedrooms. addition of bedroom would total four bedrooms for this cottage. Possible survey necessary. Additions cannot be added if within 100 ft. of water as per Town and State Shoreline Laws. On Site Committee reports findings of measurements. Location of septic tank is at the rear of cottage. Mr. Knight does not wish to add at the rear he is looking for more visibility toward the lake. Mr. Knight if denied could go before the ZBA. The proposed addition in height would not infringe on view of rear lots.

Discussion on what the Board could do in regards to Mr. Knights request.

John Roberts moved that if a Class "D" Survey is done locating the existing building and proposed addition, and the addition to go no closer than 50 ft. of the water body to the high water mark and an upgraded septic design be presented for a four bedroom cottage that the approval of a 4′ × 8′ mud room and an addition of a two story addition with first floor dimensions to be no more than 300 square feet to be presented to the Board within 30 days the Board could grant the go ahead at the time of presentation. Michael Hammond seconded the motion. Vote was unanimous in favor (4).

#### COMMUNICATIONS:

Could Mr. Campbell amend plan for clustered duplex project? This is an option that Mr. Campbell could use.

Zoning Changes requested by Kasprzak Landbank, Inc: Zoning changes presented to the selectmen. Changes being requested would need to go before the townspeople for a vote. Proposed changes presented by Steve Bailey. Standards for gravel pits that would match the state standards as well as require a hydro study and an erosion control plan that match DEP recommendations. Existing standards are listed on page two of zoning basicly no excavation within 500 ft. of waterbody. Impact on ground water will be addressed by requiring hydrostudy.

Gravel pits abutting gravel pits property owners could waive the right to stay within twenty ft. of property line. This would be looked into by Mr. Kasprzak. Water study would be reviewed by the Planning Board. Could be limited by the review. Grandfathered pits could still mine but would have to meet new regulations as per attorneys comments. Mr. Kasprzak noted that he was looking for something simple for this years town meeting that he was aware that this changes could be expanded upon in the future.

Pits in existence at the time of enactment shall not be required to produce a hydro study.

Public Hearing to be scheduled for January 11, 1989 at 7:00 P.M.

Item to be researched: existing gravel pit with more than 1,000 yards of gravel being extracted per year shall within one year have a perimeter survey and survey of existing pit. New photos taken this year show sizes of existing gravel pits.

Funds for stereoscope: John Roberts moved to purchase a F 71 stereoscope and a 4X for the F 71 binocular attachment. Roland Denby seconded the motion. Vote was unanimous if favor (4). To be purchased from Gordon Enterprises.

Send Mount Holly a letter stating that the Planning Boards belief and intent that he build the road from the now traveled portion of Ross Corner Road be built by Mount Holly at the same time as the internal road and including intersection improvements at the corner of West Road and Ross Corner Road.

Orchard Hills: Michael Hammond moved to waive item #2 of 4/19/88 letter of Mr. Dunn. Groundwater levels and flow rates through the site and the aquifer type should be determined. John Roberts seconded the motion. Vote unanimous in favor (4).

Michael Hammond moved to waive item #3, an analysis of surface drainage conditions and their relationship to off site conditions, Roland Denby seconded the motion. Vote was unanimous opposed (4). Request denied.

Michael Hammond moved to instruct Mr. Dunn that a five foot contour shall be used. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

Chairman to take care of letter responding to Mr. Nolette.

Mr. Proach: Michael Hammond moved to grant a June 1, 1989 extension on Conditional Use for trailer on site of Mr. Proach. No further extension will be granted if the trailer is not moved by June 1, 1989 the town attorney will be notified to start legal proceedings. John Roberts seconded the motion. Vote was three (3) in favor and one (1) opposed. Motion passes.

Meeting adjourned at 12:23 A.M.

Respectfully submitted,

Lawrence Jacobsen Sedretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING

MATERBORO PLANNING BOARD DECEMBER 22, 1988

MEETING CALLED TO ORDER AT 7:55 P.M.

ROLLCALL: Present were Anna Jackson, Roland Denby, Michael Hammond, Dwayne Woodsome, Lawrence Jacobsen and Douglas Foglio who chaired the meeting.

#### II MINUTES OF PREVIOUS MEETINGS:

Anna Jackson moved to accept the minutes of November 21, 1988 as printed. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (3).

Dwayne Woodsome moved to accept the minutes of October 26, 1988 as printed. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

Anna Jackson moved to accept the minutes of October 27, 1988 as printed. Roland Denby seconded the motion. Vote was unanimous in favor (4).

Anna Jackson moved to accept the minutes of November 9, 1988 as printed. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (3).

Anna Jackson moved to accept the minutes of December 14, 1988 as printed. Roland Denby seconded the motion. Vote was unanimous in favor (3).

#### III COMMUNICATIONS AND BILLS:

- 1. MAP Newsletter November/December Issue
- 2. Letter from Mr. Nolette's Attorney
- 3. Letter from J Prendergast Conditional Use Request
- 4. Erosion & Sedimentation Control Procedures
- 5. Info Re: Woodland Heights Subdivision
- 6. Info Re: Richardson Subdivision
- 7. Info Re: Pace Landing Subdivision
- 8. Info Re: Sherburne Woods Subdivision
- 9. Letters from BCI Geonetics, Inc.
- Info from Selectmen's Office Re: Special Town Meeting
- 11. Zoning Ordinance Changes by Kasprzak
- 12. On Site Committee Report
- 13. Interoffice Communications
- 14. Info Re: Comprehensive from Market Decisions, IEP, Inc.
- 15. December Issue NEXUS
- 2. Mr. Nolette's Attorney was contacted by Chairman. As of this date the attorney has not responded by phone to the chairman.

- IV REPORT OF OFFICERS:
- V REPORT OF TOWN PLANNER:
- VI APPOINTMENTS:
  - 8:00 P.M. DROWN AGENCY WOODLAND HEIGHTS SUBDIVISION
  - 8:30 P.M. RESCHEDULED
  - 9:00 P.M. JAMES TOOTHAKER CONDITIONAL USE REQUEST

## 8:00 P.M. DROWN AGENCY WOODLAND HEIGHTS SUBDIVISION

Present were Peter Delfonzo of Sebago Technics, consulting Engineer and Road Commissioner, Fred Fay.

Developers are requesting Preliminary Approval. Updated revisions have not yet been reviewed. Town Planner, Andrew Timmis recommended to the Board not to accept Preliminary at this time.

Rodney Chadbourne of Middle Branch Engineering spoke on the six concerns that were brought up at a previous meeting.

- 1. Ditch
- 2. Peter Garrett
- 3. Depth of Pond needed clarification
- 4. Outlet
- 5. Investigate the use of Town Water
- 6. Protection for Fire.

Mr. Chadbourne addressed these in reverse order.

- 6. Investigated alternatives determined by Mr. Greer. Water on the hill could be dug recharged would probably be a problem.
- 5. Water: Relied on hydro study on site. Water is feasible area deliniated on each lot for water location.
- 4. Outlet: Concrete out fall. Recommendation from Ray Voyer soils corrosive on metal. Reinforced concrete now projected for entire development.
- 3. Total depth of pond to be 16 ft., 10 ft. for constant fire protection with a 6 ft. dry storage for storm surge. Slope to pond to be 3 to 1 pitch. Leakage around pipe not believed to be a problem. If requested an anti-seepage collar could be used. Ray Voyer's letter of 11/30/88 noted. Soil Suitability (building of

dam) imported material should be used for creation of berm this has been worked out. P. Greer stated the plan showing velocity in ditches and erosion control need to be addressed other than this Ray Voyer was in agreement by phone conversation.

There should be enough flow through the detention pond to keep the pond from being stagnant. The only potential time the pond might be stagnant would be during drought conditions. Have investigated going to the Army Corp of Engineers, acreage greater than an acre. They will contact Ray Voyer and check on this.

Letters from the town hired consultants not in hand.

2. Peter Garrett's letter regarding the area by lots 12, 13, 14, and 16 the developer chose to go to a common septic system. No second site show on plan. A second site will need to be shown as well as an easement. Pits calculated for 350 gal. per day per house.

Three possibilities for water supply. Individual wells, community system or town water. Peter agreed in the principle approach however needs time to review information sent.

If water system was used an underdrain could be laid at the same time. The concept chosen by the owner seemed the most reasonable. Project is laid out to provide both services on site.

1. Ditching of drainage: concept looked at. Ditches on both sides of the road. Second detention pond to insure flow restriction leaving site stays the same as it is now. A berm to be constructed to detain water at a shallow depth. Drainage plan reviewed. Additions will go to DEP for approval. Two intermittent streams on the site. Ditches to be 1 to 1 1/2 ft. deep from the edge of the road, with 3 to 1 pitch. Still no provision to drain sub base of road. With stone surface on bottom of drainage ditch it will act as a french drain. This will allow water in base surface to drain.

Peter Delfonzo agreed with the concept. Usually economics determine which way drainage is handled drain tile vs. ditching. Area surrounding second detention pond has a high water table 6 months out of the year. Berm not a basin to be used using natural topography. Should handle peak of storm within 12 to 14 hours. Rate of flow to be the same. Existing culvert does not handle the current water flow. Possibly Mr. Laskey could be contacted regarding drainage on property line and the state could be petitioned to replace culvert. This would look far better than a berm. Peter Greer noted he would talk to the state regarding the replacement of the culvert. A package to be put together and given to Peter Delfonzo for review. Peter noted that the bottom of the ditch has to be below sub grade of road and they need to show that the flow will be below sub base. Velocity needs to slow Dwayne Woodsome moved to place this on hold until the three reports are in.

Fred Fay, Road Commissioner commented that it the road in the proposed development is spongee that he as Road Commissioner would recommend to the Town that they not accept these as Town Roads. He was also concerned with the depth of the ditches and the maintenance of them.

If a letter from Mr. Laskey could be presented to the board and the culvert replaced this would be perferable to the Board over the use of a berm. Rodney Chadbourne requested that they be able to return at the January 11, 1989 meeting. Andrew Timmis expressed is concern with the time frame not enough time for the board to review and make recommendations. This would be pushing it a little close. french ditch be deleted on the down side from station 250 to station Developer to consider a drain pipe from station 950 to the Goodwins Mills Road. Board felt that the ditch on down side could be deleted and with the money saved from this the developer should consider the drain pipe. After information is in place to Town Planner and reviews complete with all reports in the board could schedule a workshop. A tentative date was set for the workshop for January 12, 1989 at 7:30 P.M.

#### 9:00 P.M. JAMES TOOTHAKER

Mr. Toothaker has purchased the two abutting lots to his property and does not wish to add to existing cottage. He instead wishes to construct a house, breezeway and two car garage on the two lots. A deed and a plot plan were presented. More information will be necessary for the board to act as well as an on site inspection. On site was scheduled for December 28, 1988 at 9:00 A.M. Mr. Toothaker was instructed that a septic design would need to be presented. He noted that in the deed it notes a 10 ft. walkway easement this easement could be positioned anywhere on the property as long as it exists. After the on site a letter to notify Mr. Toothaker of required information to process request.

## VII OLD BUSINESS:

SHERBURNE WOODS SUBDIVISION BY MOUNT HOLLY, INC.

Plan is complete. Need to address funding for the road construction and questions regarding the upgrading of the intersection need to be It is customary for the developer to present a irrevokable letter of credit vs bond or trust account. Mr. Grimes stated that the board had not requested and he had never agreed to put money into the intersection. A serious problem exists at this intersection. going out to West Road only one directional flow. Mr. Beck who is doing a subdivision in this area has agreed to assist in the expense. Question regarding the ownership of the triangular shaped piece of property at intersection. Joanne Andrews attending asked if Mr. Cameron presented a quit claim deed if this would help. Board noted yes it probably would help. Agreement submitted not really good due to the use of a town engineer being required to review before funds could be released. An engineer has not been in on this from the start and this is normally done through the road commissioner and the road review committee.

Dwayne Woodsome moved to approve Sherburne Woods plan as presented. Michael Hammond seconded the motion. Vote was unanimous in favor (5). Mr. Grimes paid all fees due.

JAMES PRENDERGAST CONDITIONAL USE REQUEST

After discussion Dwayne Woodsome moved to approve the request under Section 2.08 and 7.01 of Zoning with building dimensions not to exceed 1200 square feet in size including decks. To be a minimum of 70 ft. from high water mark and 30 ft. from north sideline, to limit cutting, use erosion control measures and to be used for seasonal use only. Anna Jackson seconded the motion. Vote was unanimous in favor (5).

Anna Jackson moved to notify Selectmen that they should schedule the Public Hearing for Zoning Change Proposals. Dwayne Woodsome seconded the motion. Vote was unanimous in favor. (5).

MEETING ADJOURNED AT 12:10 A.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

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