WATERBORO, MAINE

REGULAR MEETING

WATERBORD PLANNING BOARD

JANUARY 11, 1989

MEETING CALLED TO ORDER AT 7:25 P.M.

ROLLCALL: Present were Chairman, Douglas Foglio, Anna Jackson, Roland Denby, Lawrence Jacobsen, Vice Chairman, John Roberts and Dwayne Woodsome.

II MINUTES OF PREVIOUS MEETINGS: December 22, 1988

## III COMMUNICATIONS AND BILLS:

- 1. Memo from Selectmen's Office Re: Zoning Changes
- 2. Memo from Selectmen's Office Re: Annual Report of Comm
- 3. Letter from Town Attorney Re: Gravel Pit Setback Requirements
- 4. Letter from York County Soils Re: Woodland Heights
- 5. Letter from DEP Re: Waterboro Water System
- 6. Letter from BCI
- 7. Letter from David Dunn Re: Orchard Hills Subdivision
- 8. Maine Assoc of Planners Meeting Notice
- 9. Notice of Intent to File SRCC
- 10. Info from Land Use Decisions
- 11. Maine Business Indicators
- 12. SMRPC Dec/Issue Newsletter
- 13. Interoffice Communications

Discussion regarding conflict of interest on projects with board members. Pace Landing: Chairman's company has done work on emergency basis for Mr. Beck. Board members noted that if the chairman felt he could give an objective opinion that he should be able to stay at the meeting.

Should the Board request roads in new subdivision be at a certain stage before issuance of building permits be allowed?

Donald Knight requested of the Board a two week extension. Originally he was to come back with information requested by the Board for this meeting. The Chairman contacted four Board members and all were in agreement to allow an extension.

John Roberts moved to extend Donald Knight's time period for thirty (30) days to submit material for review at the next available meeting under Old Business. Roland Denby seconded the motion. Vote was unanimous in favor (5).

Erosion control measures drafted by the Town Planner: This to be adopted? Board will place in notebook as Guidelines/Standards. To be used for handout information to people doing projects requiring control measures.

Proposed Amendment 12.01: Roland Denby moved to notify Selectmen that the Board wishes to have this change reviewed at Town Meeting. Anna Jackson seconded the motion. Vote unanimous in favor (5).

Copies of SMRPC newsletters to be copied and forwarded to Board members each month.

Brief discussion regarding Comprehensive Plan. Committees to be chaired by Board members or Chairman to be selected by committee? To be discussed further at workshop.

Notes sent to Roland Denby regarding Annual Report should include 40 individual on site inspections were made by various members of the Board during the 1988 year.

Town Planner to check on article voted on at Town Meeting regarding Planning Board fees collected to be used by the Board and not go into general fund. Also possibly from these funds a fee structure could be set up so that the Road Review Committee could be paid by revenue from the developers in place of a consulting engineer being requested by the Board to review roads construction.

## IV REPORT OF OFFICERS:

## V REPORT OF TOWN PLANNER:

## VI APPOINTMENTS:

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8:00 P.M. Pace Landing

8:30 P.M. Cancelled

9:00 P.M. Rescheduled

PACE LANDING - ROBERT BECK TAX MAP# 9 LOT # 10 ZONE AR Review given by Town Planner:

Fifteen lot clustered subdivision consisting of twenty-nine acres. Fifteen house lots will be created on one acre lots with the remainder to be placed in a conservation easement.

This project has been reviewed by all agencies and commissions and is complete.

Preliminary approval was given on 10/12/88 by the Board when all reports come back positive.

Mr. Beck is looking for Final approval at this meeting. I feel the Board should wait on signing the plans until after January 17, 1989 to insure the conservation easement is accepted, because if the easement is not accepted the project will then need DEP approval.

Suggestion to Mr. Beck regarding information necessary for the Special Town Meeting. If a colored subdivision plan could be presented it would help townspeople understand the area to be set aside in conservation easement. Should something regarding animal restrictions be inclusive in the deed? Restrictions could be handled in the deed or through the association by-laws. Deed restrictions go with the property. Suggestion given to Mr. Beck. Letter of credit:

Road from intersection of Red School House Road to cul-de-sac for acceptance.

Three thousand (\$3000) to be donated by Mr. Beck to be used for intersection upgrading. Actual liability begins at Station 22+00, at the end of Red School House Road, and ends at 20+00 as noted on plan of P. Greer dated September '88. Entire Board in agreement. Article for Town Meeting to pave Red School House Road and intersection.

Construction schedule needed from Mr. Beck noting what is to be done and at what stages prior to Final approval. Intent list by date road cut and stumped, etc. to be determined by the developer and submitted.

Letter of Credit submitted for construction cost of \$120,000. Letter gives completion date of 11/30/89.

A \$5,000. Bond necessary as per State Statute. Owner responsible for road for six months after Town acceptance. Letter of credit in place of Bond this to go for 6 months from time of roads acceptance. To be reviewed in November 1989. Letter of credit could be updated. Change November 1989 date to October 1990.

John Roberts moved to accept letter of credit as submitted dated January 5, 1989 with review November 1989 for updated letter of credit. Roland Denby seconded the motion. Vote unanimous in favor (5).

Second letter of credit to be for \$5,000. for the Bond for six months from town acceptance of road and \$3,000. drawable for reconstruction of intersection repair under the direction of Waterboro Road Review Committee.

Requesting verbal commitment for Final approval

Roland Denby moved to accept Pace Landing Final Plan subject to the following stipulations:

- 1. Present a Schedule of construction.
- Two letters of credit one for \$5,000, and one for \$3,000.
- 3. Acceptance of Conservation easement at the Jan. 17, 1989 Town Mtg.
- Deed or association regulations with the suggested change regarding animal restrictions.
- 5. Check in the amount of \$4,000. for Conservation Committee. for signature at January 26, 1989. John Roberts seconded the motion. Vote was unanimous in favor (5).

All zoning changes need to be to the Selectmen's Office by January 31, 1989.

Finance Committee questioned the Boards request for \$25,000 for this year. Budget should last through the year possibly an article for matching funds amount of \$6,000. Chairman to discuss with Finance Committee.

Town Planner leaving presents a problem to the board. Sum of \$25,000. should be set aside to pay a Town Planner above and beyond the line of planning. After Comprehensive Plan is completed (approximately 2-3 years).

Meeting last week with DEP on water for S. Waterboro. Town requested the State to hold off for a year.

Need to set date for Public Hearing for Zoning Changes. Special Meeting for zoning changes set for January 19, 1989 at 7:30 P.M.

SMRT requesting a meeting with the Planning Board regarding the Waterboro Elementary School proposed addition. Board questioned the need for this?

Mr. Toothaker has hired SMRT to represent him for the request of cottage on grandfathered lots. DEP approval needed if more than 1,000 yards of gravel are to be extracted within shoreland. Sewerage placement: If permission from abutters is necessary Mr. Toothaker should present a in writing permission.

On Site Inspection of Mr. Toothaker's property reviewed.
Under State Law lots of less than 20,000 sq. ft. require DHS approval.
Board felt that a house of reasonable size could possibly be built on
this lot. Total dimension of structure including decks and porches to
be no more than 1200 sq. ft.

Dwayne Woodsome moved that the lot is too small for the structure presented at the December 22, 1988 Planning Board meeting under Section 2.08, 3.03 and 3.06.02 of Waterboro Zoning Ordinance. Lot is under 20,000 sq. ft. and will need Department of Human Services approval.

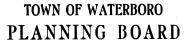
Advertisement for persons interested in working on committees for the Comprehensive Plan to be resubmitted in the Budget Saver.

Meeting adjourned at 11:05 P.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

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WATERBORO, MAINE



## PUBLIC HEARING

## PROPOSED ZONING CHANGES

**JANUARY 11, 1989** 

Meeting called to order by chairman, Douglas Foglio at 7:08 P.M. In attendance were Anna Jackson, Lawrence Jacobsen, Roland Denby, Town Planner and approximately five (5) Waterboro residents.

The chairman briefly described the proposed zoning changes regarding gravel pits. One of the reasons for the changes is that existent section is too broad and does not allow latitude. If you had a house on a piece of property you could not extract gravel within 500 ft. from the house or from a water body. The water body with a broader interpretation could be a farm pond. Proposed change would be 150 ft. of property line or waterbody. With changes in the ordinance it would be allowed to extract gravel with a buffer strip. If changes it would bring the town and state more into compliance. State standards are minimum. Towns can request more stringent requirements.

Currently areas near waterbody would be along Saco River, Lake Arrowhead could be extracted with a proper restoration plan. These requirements would blend with the State ordinance. People needing DEP approval would be more prepared with the proposed changes.

Mr. Robert Jones: Restoration plan now or go by the State?

Chairman: It is up to the Planning board to determine what you'll have. The Board has only reviewed one request since 1977.

Mr. Jones: Commented favorably on the proposed changes. Change is more specific.

Chairman: The proposed changes would require a hydrostudy to be done. This is in line with State requirements. State does not get involved unless extraction reaches over five (5) acres.

A Conditional Use in each zone. Planning Board would review before extraction of gravel would be permitted.

Meeting closed at 7:23 P.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

WATERBORO, MAINE

SPECIAL MEETING

WATERBORO PLANNING BOARD JANUARY 19, 1989

MEETING CALLED TO ORDER BY CHAIRMAN DOUGLAS FOGLIO AT 7:45 P.M.

ROLLCALL: Present were Roland Denby, Anna Jackson, John Roberts, Michael Hammond, Dwayne Woodsome, Lawrence Jacobsen, and Chairman, Douglas Foglio.

- II MINUTES OF PREVIOUS MEETINGS:
- III COMMUNICATIONS AND BILLS:
- IV REPORT OF OFFICERS AND COMMITTEES:
- V REPORT OF TOWN PLANNER:
- VI APPOINTMENTS:
- VII OLD BUSINESS:
  - 1. On Site Committee Conditional Use Requests

Should any scheduled appointments be moved forward on the agenda. At this time with the Comprehensive Planning in process leave appointments in current order until further notice.

## VIII NEW BUSINESS:

## 1. ELEMENTARY SCHOOL:

SMRT has requested a meeting with the Planning Board to discuss the new addition to the Waterboro Elementary School. This was discussed briefly at January 11, 1989 meeting Board questioned need of meeting. After discussion it was determined that SMRT could attend February 23, 1989 meeting and would be on the agenda for 8:00 P.M.

## 2. SHERBURNE WOODS/LETTER OF CREDIT:

Letter presented by Town Planner reviewed. Letter of credit should come from a bank. Letter presented is not from a bank.

## 3. USED CAR LOT/SOUTH WATERBORO:

More Information requested by Board members before any decision could be made by the Board as to a possible violation. Steve Kasprzak, Chairman of the Finance Committee needs to know if there is still a need for \$2500. request for legal fee since there is still a balance of \$10000. in the legal account.

Also will the Board change the request for \$25000 for Comprehensive Plan to sum when matched with State would equal \$25000. Town Planner to check the exact amount, approximately \$6500. State will be releasing amount in three installments.

Board discussed fees generated by the Board needing to be placed in an account for the Board. Does the section in zoning need to be clarified? Chairman will check with the Selectmen regarding this matter.

Town Planner noted that the assistant planner from Sanford would be in on Tuesday evening to speak with the Selectmen regarding the position of Town Planner soon to be vacant. Board might like to be present at this meeting.

Roland Denby informed the Board members that Saco River Corridor Commission might not be in existence much longer due to lack of funding. Permits will be issued by other Commissions under Great Ponds and River Act.

## 4. WOODLAND HEIGHTS:

Can the Board require storm drainage, on site wells and water lines? Discussion by the members followed with no determination. Andrew Timmis also reviewed his findings and noted these on plans.

Should a letter be sent to the Zoning Board of Appeals regarding the upcoming hearing for a lot in Alder Acres? Possibly a member of the Board could attend the Public Hearing. Error appears to have resulted from the cul-de-sac not being finished prior to the house being built. The Board should consider this prior to Final approval of subdivisions in the future so that this would not be a problem. Improvements to new roads in subdivisions should be at a certain stage before the issuance of an Occupancy Permit.

## 5. ZONING CHANGES:

Wellhead Ordinance:

Read by chairman. Noted by chairman that this is basicly spot zoning. Changes:

Section IV (i) delete, etc.

Section IV add (1) above ground storage of heating fuel of no greater than 350 gallons per dwelling unit.

Section IV Add: C. Anything not specifically permitted or prohibited must be reviewed by the Planning Board as a Conditional Use.

## SUBDIVISION REGULATIONS:

SUBDIVISION (Definition)

Clarification of gift lots to relatives subject matter circumventing law. A gift lot to relative must be held in its natural state for a specific period of time (5 years) before the relative that received the lot may sell it. If the lot is built upon the relative shall remain as a legal resident on this property for a minimum of one year before it can be sold. Gift lot to adolescents can not be built upon until age of eighteen (18) years of age or married. Allowing gift lots to adolescent children to be built upon for rental, sale or lease purposes by parent is a major form of circumventing the law in areas where lots have become expensive.

ABUTTERS: (Definition)

Abutting property owners may purchase additional land however, would have to own purchased property for a minimum of five (5) years before further sale would be allowed.

Send proposed amendments to town attorney for review.

Town Planners comments:

Andrew would like to bring Jim Upham and Chris Huck in for the next meeting of the Planning Board to go over work plan submissions. Also he had informally discussed with Jim and Chris assisting the Board until a replacement is found.

Peter Delfonzo of Sebago Technics has been in touch with Andrew and feels that the Woodland Heights project still has holes. Letter dated January 17, 1989 placed on file.

Post storm date for next regular meeting for Friday January 27, 1989. Meeting adjourned at 10:33 P.M.

Oughe woods

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

**JANUARY 26, 1989** 

I ROLLCALL: Present were Dwayne Woodsome, Lawrence Jacobsen, and Michael Hammond. Four members are required to constitute a quorum. Information was accepted and the following notes taken to be brought up at the next scheduled meeting of the Planning Board.

APPOINTMENTS:

8:00 P.M. DAVID DUNN - WES HALL ORCHARD HILL FARM SUBDIVISION

Briefly reviewed project to update the Board as to the progress of proposed subdivision. Preliminary Plan submitted for review. Town Planner noted that a complete package has not been submitted. Missing information included review by York County Soils. Mr. Dunn has been in touch with YCS and noted comments would be addressed. One being culvert velocity and location of speed bump at the end of the drive. Also a previously submitted deed restriction allowing property of lot #3 to be further divided to abutters only and only in the amount of total five acres total. Smallest dimensions for lot #3 if divided further would be 25.85 acres.

Board suggested that Mr. Dunn construct Courtland Drive with no greater than a 2% grade. Preferably 0% for the first fifty feet. If this were presented the Board would consider waiving the 10% grade for the remaining drive. Courtland Drive to be owned solely by lot #3. Never to be maintained or dedicated to the Town of Waterboro. Thirty five foot greenbelt on the road. Notes to be forwarded to all members. Board to forward a response to Mr. Dunn. Preliminary/Final possibly at the next meeting pending Boards decision regarding Driveway.

Work schedule Town Planner recommends Dan Fleishman to review subdivision plans until a replacement planner is found. The Board might need to modify the job description for the Town Planners position to clarify certain areas prior to hiring a new planner.

## COMPREHENSIVE PLAN

Deadline for filing work plan is February 17, 1989. State basicly looking for proportionate control. A certain amount of work has to be accomplished before the State releases funds. There are funds provided for Regional Planning to assist the towns.

Public Hearing on February 2, 1989 the Board should take time to finalize the schedule and fill out the application. Ideas should be gathered Chris Huck would assist in filling the application as well as assist with the estimated printing cost for approximately 1500 copies of comprehensive plan. Areas should be designated for Consultant and the Planner. Salaries for staff, clerk, town planner included. Members to review information. Chris Huck to come in at meeting on February 2, 1989.

## Drown Agency:

Should the Board require a fifty year bond for the maintenance of the detention pond? Also if the roads are dedicated to the town who will bear the cost when the sewerage lines that go under the road need repair?

Sharon to call all members for the meeting on February 2, 1989.

WATERBORO, MAINE

PROPOSED CHANGES TO ZONING PUBLIC HEARING - SITE PLAN REVIEW ORDINANCES
FEBRUARY 2, 1989 7:30 P.M.

Hearing called to order by Chairman, Douglas Foglio at 7:40 P.M.

Planning Board Members in attendance were Roland Denby, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome, Michael Hammond and Chairman, Douglas Foglio.

Two citizens in attendance for hearing.

Purpose of the hearing to review proposed changes to the Water Study portion of Subdivision Regulations, clarification of subdivision in the definitions of subdivision regulations, review of Site Plan Review Ordinance changes and review of changes to Zoning Ordinance.

Chairman Read Proposed Change to Water Study:

Basicly this more clearly defines what information is expected. To assist in a more timely review by hydrogeologist. Wells are for detection of water flow not for drinking water quality. Determines a potential flaw or something amiss or scrub the entire project. Once review is started this would determine a certain format. The town has three consulting firms available for developers to choose from for review of the water studies required. The hydrogeologist reviews the project for the town at the developers cost. All expenses are paid prior to Final Approval.

Section 4 and 6 Read; 6) should or will? believed that they both share the same intent. Previously adequate drinking water was required now the water quality required. This is all dependent on soil type and water flow. Many towns are finding potential problem. This sets standards to counteract this potential problem. Remainder Read.

State Law referred to regarding Gift Lot. The town recognizes the need for clarification of subdivision. The changes would help to do this. The Planning Board has as of last town meeting \$10,000. set aside for legal fees. These changes would help in the process of illegal subdivision prosecution.

Subsection 6. reasonable time (should amount of time be set)

Section to be added to Section 9 of Zoning explained.

Further defines the way in which developers are to figure design standards for storm water management.

Lastly Site Plan Review Ordinance Changes:

Read by the chairman.

Structural Changes: Should this be checked out (new definition that excludes fences in the definition?)

Doug Yohman

Would 9.5.1 C. include road salt? In a subdivision the concentrated content should possibly be considered?

Comment by Mr. Yohman regarding an existing problem with a culvert on Roberts Ridge Road. Is this type of problem reviewed in a subdivision process? It was noted that this problem has been reported to the Road Commissioner and that the Road Review Committee reviews all new roads in subdivisions during construction.

Hearing closed at 8:34 P.M.

WATERBORO, MAINE

SPECIAL MEETING

WATERBORO PLANNING BOARD FEBRUARY 2, 1989

MEETING CALLED TO ORDER AT 8:36 P.M. BY CHAIRMAN DOUGLAS FOGLIO

Present were Roland Denby, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome, Michael Hammond and Chairman Douglas Foglio.

II COMMUNICATIONS:

**111 REPORT OF OFFICERS:** 

IV APPOINTMENTS:

V OLD BUSINESS:

VI NEW BUSINESS:

Dennis Abbott Chairman of the Board of Selectmen briefed the Planning Board on the status of Resumes for the position of Town Planner. Advertisement for the position to run again this weekend. The Board of Selectmen would like to propose a representative of both boards for the interviewing process. Mr. Abbott asked for the board's feelings. Mr. Abbott could see two problems:

- 1. Problem getting people together.
- 2. Speed of the essence.

Whatever time the applicants could meet with two representatives a date would be set for the interview. After conferring with the Boards a Planner would be hired. Copies of the resumes will be made available to the members of the Boards in advance. At this time there appear to be some fairly attractive resumes. One submission is from a planner in Caribou who has just finalized a Comprehensive Plan. A few of the applicants have not served as planners but have broad skills. Possible target date for new planner expect to have made an offer by the end of the month. Hopefully to be here for sometime Mid March. Could start with interviews next week. Two or three scheduled in one day. Copies of resumes to be available at the end of this meeting. Salary to be offered? Dependent upon applicants experience.

Mr. Abbott also here to inform Planning Board of problem with subdivision Alder Acres.

Violation was picked up by bank at closing through a class D survey. Applicants have been through Zoning Board of Appeals and were denied. Applicants came to the Board of Selectmen for a letter of non enforcement. These letters were intially given for homes built prior to zoning. Advised by town counsel descretion should be used. Possibly board should go into executive session.

Michael Hammond moved to go into executive session. Dwayne Woodsome seconded the motion. Vote was unanimous in favor (5)

Lawrence Jacobsen moved to exit executive session. Michael Hammond seconded the motion. Vote was unanimous in favor (5).

Dwayne Woodsome moved to permit Douglas Foglio and Roland Denby to meet with the Selectmen and applicants. Anna Jackson seconded the motion. Vote (4) in favor.

Chris Huck from Southern Maine Planning Office here to help fill out application for the State on the Comprehensive Plan.

Subdivision changes can be voted on at next regular meeting.

Storm water management for vote at Town Meeting

Anna Jackson moved to send storm water management design standards to Town Meeting for vote. Dwayne Woodsome seconded the motion. Vote was unanimous in favor (5).

Site Plan Review Changes

Roland Denby moved to approve water study and site plan and submit to Town Meeting for final approval subject to spelling changes flow and data. Dwayne Woodsome seconded the motion. Vote unanimous in favor (5).

## Chris Huck:

Submission of requeest for State Grant in timely fashion. February 17, 1989 deadline. Last two pages Regional Planning developed a table to replace the original enclosed with application. Time table and monies state required (column 11).

Chris noted Guidelines for Maine Growth Management Program December 1988. To order call Office of Comprehensive Committee. Chairman should have a copy. Order 10 copies.

Regional Planning laid out sheet with 25% share budget. State reviews budgeting of money. Beyond states amount town's own descretion. Flexibility allowed.

If Comprehensive Plan not adopted Town uses authority to apply for State grants and to enforce ordinance.

Meetings with all committees possibly televised. A mechanism working well in other areas is to have 5 sub committees meeting on the same night in different rooms interaction good. Press releases - news to publicize.

Chris went through application: Town Planner - Project Manager Vacant at this time

State 75% Local 25% Travel 1% Expenses 12% of total Town Planner Estimate Consultant Estimate

Also \$25,000 additional funds for Zoning, Subdivision updates relating to Comprehensive Plan Findings. Grants available in two years for Zoning Ordinance changes.

#30. Amount under this Capital Items: \$1000. allowed by the state.

Advertisement, stereoscope.

Printing expenses: \$1565. Total estimated.

State has been doing data collection. The information should be available sometime in February from the State. Census data out of date.

A copy to Chris when complete he will run it off.

Drown Property: Question on lot supporting several septic systems? Will the system pipes be going under the road? Will they be separate beds? If lots won't support a system should they be a lot?

Dwayne Woodsome moved to submit advertisement for Comprehensive Plan to Town Report. Anna Jackson seconded the motion. Vote unanimous in favor (5).

Meeting adjourned at 10:20 P.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

anna tackson

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

**FEBRUARY 8, 1989** 

MEETING CALLED TO ORDER BY CHAIRMAN DOUGLAS FOGLIO AT 8:07 P.M.

- i ROLLCALL: Present were Anna Jackson, Roland Denby, John Roberts and Chairman Douglas Foglio, and Michael Hammond.
- MINUTES OF PREVIOUS MEETINGS: December 22, 1988, January 11, 1989 and January 19, 1989.

## III COMMUNICATIONS AND BILLS:

- 1. Letter of Credit for Sherburne Woods Mount Holly
- 2. Letter from York County Soil Re: Orchard Hill Farms
- 3. Notice of Decision ZBA Re: Agan and Leighton
- 4. Info requested of Donald Knight
- 5. Letter from K Lovell Re: Proposed Amendments Site Plan
- 6. Notice of Public Hearing SRCC
- 7. Application for Site Plan Review
- 8. BCI Geonetics, Inc. Re: Woodland Heights
- 9. Waterboro Conservation Commission Re: Land Purchase
- 10. February Issue UPDATE
- 11. Work Plan Submission Form for Comprehensive Plan
- 12. Proposed Changes needing Action

## IV REPORT OF OFFICERS AND COMMITTEES:

## V APPOINTMENTS:

8:00 P.M. SMRT

8:30 P.M. BILL HOBEKE

9:00 P.M. RESCHEDULED

## SMRT REGARDING WATERBORD ELEMENTARY SCHOOL ADDITION

Representative from SMRT present. School looking for feedback. Addition 10,000 sq. ft. School with addition to house around 600 students. Design for two drop off points for students. Septic sized for addition when originally built.

How much additional run off projected? Not yet calculated. Will detention area take care of extra run off. Area of concern (detention pond, traffic flow on route 5) School agreed when they constructed the elementary school to place lights this has never been completed. Engineer aware of light concerns. Pupil traffic on Old Alfred Road directly to playground area. Old Alfred Road is now a State Aid road due to the increase in traffic. Children are allowed access through playground.

Septic system function problem at present. Mark Petersen, Principal of the Waterboro Elementary noted that apples and a T-shirt had been flushed which lead to the problems. Trap system in cafeteria to be installed. System not yet designed. Fire Department has not yet reviewed the plan it was suggested that this be done. No sprinkler system all classrooms have exit to outside.

Possibly look at hydrant at entrance/exit for fire purposes with a line going to school that trucks could hook into and pump water in to the school. Also for fire purposes possibly an access design that would not potentially create a bottle neck. Potential for second access from parking lot to main access. Widening road from parking lot another land width. Fire Drill procedure reviewed by Mr. Petersen.

Referendum vote next week. If accepted, changes can be made. Preliminary meeting, changes reported to Board. Plan can be mailed or dropped off.

## MR HOBEKE OF STRUCTURE & DESIGN

Property owned by Doug Evans. Exploring potentials for development. Starting out with asking Board guidelines that would fit Planning ideas. What segment needs housing?

108 acres approximate. Some ideas: area around brook would include land for Public access for skating by the old stone dam. DEP has noted the area could be cleaned and used. Clustered housing an option. Community features for development and some for the town. First time home buyers? Subsidized? Bond interest deferred, loans at 3% - 4% less. Possibility of taking traffic out to the West road. Community need?

Clustering allowed. Density requirements cannot be decreased. house clustered minimum of 1 acre. Hydro study community system? Properly engineered board would look at it. Units are found hard to Conservation easement deeded rights for citizens to utilize property without loosing taxation. One piece given with \$4,000. Density looking at approximately 20 units. maintenance bond. Wetlands discounted approximately 70 - 70 acres remaining. Site distance on Middle road might be a problem. Old Dam if restored would be beautiful. Nice community area potential. Site walk to view property. Planning for the future? What would be desirable? Pond for skating, swimming, fire pond? Site Walk scheduled for March 1, 1989 at 11:00 A.M.

Douglas Foglio the contact person until Planner is on line. Sharon to remind members of site walk.

## VI OLD BUSINESS:

## ORCHARD HILL FARMS

Last meeting the Board did not have a quorum. Note 15 on plan reflects concerns voiced. Specifics for road remaining private issue addressed. Road profile no more than 2% grade. Reduced to 1% grade for almost 3 car lengths. Letter from York County Soils meets all specifications and criteria. Developer to build the road. Letter from York County Soils everything complete accordingly. Culverts if seeded within 15 days would not cause erosion. Speed bumps not necessary due to road going in lots sold and developed. Alteration to subdivision if more land for sale of property to abutter would subdivision plan need to be updated?

Completed plan looking for Preliminary/Final Approval. Addressed concerns at last meeting. Noted that entire board to decide.

Believed if recorded allowing a change a new subdivision plan would not be necessary. If property is sold deed would show change. Without note of no further subdivision, subdivision of area could take place.

Dwayne Woodsome moved to approve as Preliminary Plan. Michael Hammond seconded the motion. John Roberts abstained from voting due to his being an abutter. Vote was (4) in favor, (1) abstention. Final Plan - Engineer surveyor signature mission. Final Plan of Orchard Hill Farms contingent on Engineer and Surveyors signature at next meeting under Old Business February 23, 1989.

Dwayne Woodsome moved that Final Plan be accepted as Complete Package with exception of signatures of developer/owner and surveyor. Michael Hammond seconded the motion vote was (4) in favor (1) abstention.

## **ALDER ACRES**

House built in Alder Acres. House built 85 ft. off road. Cul-de-sac not at finish stage and the house is too close to the lot line. Selectmen suggested moving the cul-de-sac. Can this be done? No homes on lots 3, 5, and 6. Two lots on the cul-de-sac off set the circle. A tight 90 degree turn out of circle. Possibly sweep the line on side of cul-de-sac abutting lots 5 and 6. Approved subdivision when people purchased the lots. People owning lots may have to sign off. Suggested Wes check with his attorney. Also check to see if the owners need to sign off on plan. Cul-de-sac to be worked on as soon as weather breaks. Mr. Leighton noted this was a costly error on his part. Public Hearing originally held. Public

Hearing might be necessary to cover the steps. Surveyor has not sent verification of area removed from approved lot. Area remaining? Board will need a letter verifying lot size of lots 2, 3, 5, and 6. Mr. Leighton noted he did not want to have everything done and Board not be able to do anything. Public Hearing for February 23, 1989 at 7:00 P.M. prior to next regular meeting. Leightons will need to determine the need for lots sold in subdivision need to sign off? If a Public Hearing is necessary? Verification of lot sizes with change to cul-de-sac. Kathy Leighton to contact Sharon on 2/21/89 with results. Dwayne Woodsome moved to set Public Hearing for 2/23/89 at 7:00 P.M. for alteration to Alder Acres. If alterations are not in by the close of day on 2/21/89 Public Hearing to be cancelled. Anna seconded the motion. Vote unanimous in favor (5).

## SHERBURNE WOODS SUBDIVISION BY MOUNT HOLLY, INC.

Letter of credit presented one month prior. Well written, similar to others on record. Michael Hammond moved to accept letter of credit from Mount Holly, Inc. for Sherburne Woods Subdivision. Dwayne Woodsome seconded the motion. Vote unanimous in favor (5).

### STORM WATER MANAGEMENT:

Dwayne Woodsome moved if approval is needed by vote of the town this be forwarded if not his be approved at this time and duly enacted. John Roberts seconded the motion. Vote unanimous in favor (5).

## LETTER TO CONSERVATION COMMISSION:

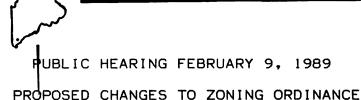
Dwayne Woodsome moved that the chairman and Sharon draft a letter to the Conservation Commission. John Roberts seconded the motion. Vote Unanimous in favor (5).

Meeting Adjourned at 11:50 P.m.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

WATERBORO, MAINE



Meeting called to order at 7:55 P.M. Present were one Planning Board member, Lawrence Jacobsen. Member from the Zoning Board of Appeals, Millard Genthner and one citizen.

Section 2.08 Read currently states and Will read if accepted. No comments from those attending.

Section 12.01 Read: Explained by Chairman of Zoning Board of Appeals; currently zoning has a fee set for variance request. Administrative Appeal is not included in this fee structure. The fee is used to defer costs for setting up meetings, etc.

Section 3.07.03 Read: Explained that this would allow clustered concept at the same density.

Section 3.08.03 Read: Explained that the intent is to preserve areas for open space.

Section 2.07 Read: This more clearly defines the zones and allowed uses.

New Zoning Books would include any changes after Town Meeting. New books would include additions and deletions voted on a Town Meeting.

No further questions meeting closed at 8:05 P.M. by acting chairman Lawrence Jacobsen

WATERBORO, MAINE

REGULAR MEETING!

WATERBORO PLANNING BOARD FEBRUARY 23, 1989

MEETING CALLED TO DRDER AT 9:33 P.M. by Chairman Douglas Foglio, Sr.

- Ì ROLLCALL: Present were John Roberts, Dwayne Woodsome, Michael Hammond and Chairman, Douglas Foglio Sr.
- MINUTES OF PREVIOUS MEETINGS: Dec. 22, 1988, Jan. 11, 1989 11 and Jan. 19, 1989.

### 111 COMMUNICATIONS AND BILLS:

- 1. Letter from York County Soil Re: Woodland Heights
- 2. Letter from York County Soil Re: Orchard Hill Farms
- 3. Application for Site Plan Review
- 4. BCI Geonetics, Inc.
- 5. Waterboro Conservation Commission Re: Land Purchase
- 6. Letters from Sebago Technics Re: Roberts Ridge Rd/Woodland Heights
- 7. Letter from Chris Huck Re: Mailing of Comp Plan Application
- 8. Notice of Public Hearing SRCC
  - 9. PATCH
- 10. Newsletter Lincoln Institute of Land Policy Land Lines
- 11. Announcement from Dufresne-Henry
- 12. American Planning Association
- 13. Interoffice Communication
- 14. Maine Safewater Newsletter

### REPORT OF OFFICERS AND COMMITTEES: VI

## **APPOINTMENTS:**

8:00 P.M. RESCHEDULED

8:30 P.M. RESCHEDULED

ANITA DANCEWICZ 9:00 P.M.

#### ANITA DANCEWICZ MAP 43 LOT 13 ZONE AR

Requesting an addition of a 9 $^{\prime}$   $\times$  14 $^{\prime}$  addition for kitchen use on the side of cottage. Right side facing cottage. No structures on abutting lot on the side where addition is requested. Original request was for a 9'  $\times$  14'. If possible a 12'  $\times$  14' addition would be Board advised possible survey of property if lot lines cannot be determined by existing pins. Overhangs come into play with the dimensions. This falls within Saco River Corridor Commission's Based on information presented would consider reducing addition to 10' x 14'

## VI OLD BUSINESS:

## ROBERT BECK SUBDIVISION PACE LANDING

Two letters of credit were presented:

- 1. In the amount of \$3,000. for improvements to the intersection that exits onto the West Road.
- 2. In the amount of \$5,000. for the bond after acceptance of Pace Landing Drive as a Town Road. (180 day period the developer is responsible for maintenance if needed)

Check for \$4,000. to the Town of Waterboro for use regarding the conservation easement.

Dwayne Woodsome moved to accept the two letters of credit in the amounts of \$3,000. for improvements to the intersection and \$5,000. for bond after acceptance of the completed road by the town responsibility for maintenance for 180 days. John Roberts seconded the motion. Vote was unanimous in favor (3).

### KEVIN GRIMES OF MOUNT HOLLY - SHERBURNE WOODS SUBDIVISION

Waterboro's guidelines state that a Final Plan must be registered 60 days from the signature. Town Planner held plan until the Letter of Credit had been brought in for presentation to the Board. Now past 60 days.

John Roberts moved to extend the recording date of Sherburne Woods Subdivision to March 15, 1989 under Section 7.3.1 of Waterboro Subdivision Regulations. Dwayne Woodsome seconded the motion. Vote was unanimous in favor (3).

## ALDER ACRES - WES AND KATHY LEIGHTON

On file three letters of consent by new property owners within the subdivision for relocation of cul-de-sac.

John Roberts moved to accept sketch #1 showing the proposed relocation of Alder Drive and upon submission of milar it be signed as approved revised subdivision. Michael Hammond seconded the motion. Vote was unanimous in favor (3).

## DONALD KNIGHT:

Information previously requested presented to the Board. John Roberts moved to approve relocation of Donald Knights house as per sketch submitted 2/3/89, new septic design must be installed prior to issuance of the certificate of occupancy. Michael Hammond seconded the motion. Vote was unanimous in favor (3).

## ORCHARD HILL FARMS - DAVID DUNN

Dwayne moved to forward plan to the town attorney regarding contiguous sale. John Roberts seconded the motion. Vote was unanimous in favor (3).

Dwayne Woodsome moved to adjourn. Seconded by Michael Hammond. Vote Unanimous in favor (3). Meeting closed at 11:20 P.M.

Respect∮ully submitted,

Lawrence Jacobsen Secretary/Treasurer

Dage hopologie

WATERBORO, MAINE

ALDER ACRES SUBDIVISION & PROPOSED CHANGES TO ZONING ORDINANCE

## ALDER ACRES SUBDIVISION:

Meeting opened at 7:30 P.M. Present from the Planning Board were John Roberts and Dwayne Woodsome. The owners of the subdivision and approximately 25 citizens were present.

Repositioning of the cul-de-sac to correct setback error for Lot #7 of the subdivision. House was built before completion of cul-de-sac. Since a Public Hearing was held for the original subdivision a second hearing is necessary for changes.

Two proposed changes were presented by Wes and Kathy Leighton. #1 was previously presented to the Board and thoroughly discussed. #2 the Board was presented just prior to the meeting. Mr. Leighton noted that the Board had expressed concern with the plowing of the cul-de-sac and thought that this might be easier to plow. Comments from the audience were requested. If no comments Board will recommend plan #1 to the Board Meeting following the Public Hearing.

WELLHEAD PROTECTION DISTRICT: Proposed change to the Waterboro Zoning Ordinance. Mr. Dennis Abbott, Chairman of the Board of Selectmen presented the change. Five and a half months previous a meeting with lengthy discussion regarding protection zone and a moratorium declared for site #1. An Ordinance was proposed by the Town Planner and was sent to the town Attorney. The town attorney felt that incorporation to zoning was favorable.

Wellhead Protection Zone Map was left out from posting. Maps were handed out to those attending. Section referring to is the 250 acre section of land adjacent to the well. 650 acres declared as recharge area by the experts. The 250 acre recharge area is the proposed Wellhead Protection Zone.

Changes allow permitted uses in the zone. The recommendations from Jack Rand, C. White and Dept. of Human Services suggested restrictions and or permitted uses for the Wellhead Protection Area (WFA).

There is a warrant article to accept the land. Board of Selectmen are not totally sure that this is the site. DEP still corresponding. DEP has noted that another well could be put on the property without being in the same vein as the existing well.

The Selectmen intend to explore the two other sites. DEP is happy with the existing site. The well will supply the contaminated wells and DEP would like to solve the immediate problem. Selectmen note too early to tell. Ordinance changes are the very minimum limits allowed by Dept. of Human Services (DHS). Selectmen have informed DEP that they are proceeding with measures to purchase the property to protect the investment of both DEP and the Town of Waterboro.

Prior to the warrant being posted the map will be posted. This would be creating another zone in town. Allowances read by Mr. Abbott. Mr. Hamilton asked if copies were available for people in attendance. Copies on the front table were noted. Non permitted uses also read by Mr. Abbott.

Mr. Jones commented that at the moratorium meeting the people were informed that there would be no zoning changes. Mr. Abbott noted that there would be no vote on this tonight that all people would have equal opportunity to vote for these changes at Town Meeting. DHS and DEP will be notified of the decision by the townspeople.

Dianne Holden: Why are the town funding all this? Is DEP responsible for the water system? Mr. Abbott noted that the town is not ready to put in a water system for 13 homes when there are 55 homes in South Waterboro in possible jeopardy of contaminated wells. Mr. Abbott again noted trying to purchase the property to protect the investment. 25 gallons per minute minimum yield nice from individual home however potentially an excessive cost for engineering with storage etc. for supply of servicing 80 homes. The two other sites might yield nothing. The town can request reimbursement from DEP for expenses.

D. Holden: Will every area fall under this zone? DHS wants separate restrictions. What if land purchase is not accepted or protected by zoning changes by the vote of the townspeople? DEP no longer has a well site. The townspeople have to vote to purchase the land or the land can be taken by eminent domain. This would still need acceptance by the townspeople. DEP can take land by eminent domain.

Mr. Leighton noted that there are Conditional Uses existent currently on the area denoted.

If proof is shown that loss of equity by rezoning would the town have to reimburse the loss? Potentially so however Mr. Abbott noted he is not an attorney.

Mr. Leighton: Would it be more feasible to extend the moratorium? Mr. Abbott: It could very well be.

J. Roberts noted if this zoning change was voted in nothing says that the map delineating the protection zone couldn't be changed.

Mr. Abbott noted that the town of Lyman has recently voted in new zoning for the entire town. They voted 5 acre zoning for the entire town. Nothing says zoning is forever. By the vote of the townspeople it can be changed.

Don Holden: Commented that a Hearing as vital as this involving as much value had such little notification. He felt that each member that this directly involved should have received notification. Could not believe that we perform in this manner. 250 acres is an irregular shape. What determines the placement of this zone? Why was a road or boundary line not followed. How does it effect land that is divided up.

Mr. Abbott noted he was not proud of the handling of the meetings posting. There was concern and conflict the night of the moratorium. Everything was posted without defining the area. We are here we should make the best of this. The area was defined by C. White and Ed Bradley it is an elliptical shape. The wells on the site and surrounding the site were sampled during the test if surrounding wells lowered the effect was noted.

Don Holden: Who determined the test points? Real valuable land within the zone. Who determined the boundary of the well protection site?

Mr. Abbott: Originally wanted 650 acre radius. The area now being denoted as the moratorium area is an elliptical shape within the 650 acre radius approximately 250 acre. The recommendation of the experts is the elliptical shape not road boundaries. Good water is not possible without adding additives.

Could it be requested for Town meeting whose wells were tested? There were test holes also drilled on site.

## J. Hamilton:

Area selected is probably high value area for building than in any area in town. Zoned that way years ago. The other alternatives not yet researched are in a ten acre lot zone. Fossibly the town could use railroad beds for running the water to the village this would be less costly to the town. Time needed to replan.

## Mr. Abbott:

Went to the people of the town and requested \$40,000. for possible water supply for contamination. DEP decided to participate. The area where the well is located is the closest site to the problem area that DEP is responsible for. That is what DEP is concerned with.

## Mr. Woodsome:

The railroad bed would probably not be the best route for a water system to go. More likely go along the road allowing people to tap into the system.

DEP is looking for something quick.

## Serious problems:

- 1. Gasoline in ten homes in South Waterboro
- 2. SMF chemicals pumped into the ground in E. Waterboro
- 3. Area on Old Alfred Road sixty homes on sixty acres

Bureaucracy sees one problem. One system for ten homes. If others exist there answer would be to add on. Nothing is going to happen over night.

Real costly area. If you look at the original Comprehensive plan areas noted are high impact.

D. Holden: Would like to see concerns stated through town meeting. Even if he were not affected this area would not be a good site.

Townspeople will be the final authority. If a town water supply is put in by DEP for 13 homes property value in S. Waterboro will be hurt.

A large storage area would be necessary. Based on the study another well could be drilled without hitting the same vein. Mr. Abbott noted that the Board of Selectmen had learned one thing in the past 2 years and that was in order to do this right Political clout is needed. All present were welcomed to review the material on file in the Selectmen's Office.

DEP has money burning a hole in their pocket. DEP is responsible for the contamination. Townspeople support needed towards dealing with DEP. The investment of \$40,000. has yielded 3 sites for potential water supply one has been investigated. DEP will receive the bills. The well will is going to be in someones back yard. Would like to think minimal people would be affected.

Dianne Holden: Not looking at the number of people affected going into the center of the 1 acre zone. This would be changing the character.

Mr. Abbott: When geologist are hired and closest proximity to the problem is found the area is investigated.

Kathy Leighton: If wellhead was around the Day field the water system could go to different areas.

Mr. Abbott: A 500-600 gallon yield would be substantial enough for supplying the Town. Moody pond the experts found surface water not desirable.

Jim Hamilton's proposal not long range. If pressurized, water system would have impact on Fire insurance. Substantial system should go where area is most centrally located.

Mr. Abbott noted that water would not supply hydrants for fire protection. DEP wants to put a system in now and watch remainder of problems. Whitman & Howard has been in on meetings with DEP. Town fathers looking at chemical geologist to go over Caswell, Eichler and Hill's report. DEP has a habit of whitewashing reports.

In Friendship Maine the system cost approximately 1 million. DEP has \$150,000 that they will commit towards a system. If a system were designed for 80 DEP would pay 13% of the cost. There are approximately 260 residents or business that could use water. Fifty five homes are in immediate jeopardy. Fool hardy to put in system for 13 when more are known to potentially exist.

Selectmen are looking to secure the land and try to protect it by proposed changes in the ordinance. If this fails we go back to the drawing board.

Isn't a zoning change a drastic measure versus continuation of moratorium? That has been discussed. It may be. We may need this well, not all is known, we do have a sizable investment. DEP asked if the town would secure it.

Wes Leighton: With subdivision regulations so strict not much could be built in this are. If property is purchased haven't you locked DEP in?

D. Holden: Amount of investment of town? Land you hope to purchase give you access? Have access through Glenn Bean by his permission? Glenn commented that he feels he's getting shafted.

The intent is not to take land without reimbursement. Persons have been contacted. Separate warrant article for this.

Article #58: To purchase the property

Article #59: By eminent domain

Article #60: Enact amendments to protect district this will be posted 7 days prior to town meeting. Will require a yes or no yote.

Article #61: If not protected, moratorium for additional 180 days.

K. Leighton: Request for further funds?

D. Abbott: Not at this time. Last request from the town to DEP was for more funds. No response as of this date.

Have Selectmen checked legality of action at the meeting for the moratorium. Moratorium proposed was defeated. People voted on a different proposal. For all practical purposes would not be legal. Intent of people voiced was to go with a moratorium. Extension wording the same.

J. Hamilton felt that several people left after the first vote on the article was voted down.

Mr. Abbott: Purely speculation that people left in a mass exodus.

Mr. Hamilton noted confusion on issue.

J. Roberts: If Zoning changes are voted in nothing prevents the town from changing the zoning area. Zoning can be changed.

Use specifications are as recommended by DHS. Request from town denied to lessen the restrictions. Zones provided by the study were explained. Large aquifer noted on information in the upstairs offices. C. White & Assoc. were asked to look at problems and search for immediate area in South Waterboro village. Cost, area of service, not likely within six months. Geologist recommended a bedrock aquifer. Towns people decision.

Regarding other ordinances posted Mr. Abbott expressed that he was not pleased with the posting for other communication proposed at town meeting: Mass gathering ordinance, Underground ordinance, Solid waste ordinance. Apologies from the municipal offices. In posting for the wellhead protection zone map was left out. Map will be added for town meeting.

Meeting adjourned at 9:14 P.M.

In attendance were three Planning Board members, John Roberts, Dwayne Woodsome and Douglas Foglio Sr. Approximately 20 residents.

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD MARCH 8, 1989

MEETING CALLED TO OFDER BY VICE CHAIRMAN JOHN ROBERTS AT 7:47 P.M.

1 ROLLCALL: Present were John Roberts, Anna Jackson, Roland Denby, Lawrence Jacobsen, Michael Hammond and Chairman Douglas Foglio, Sr.

### 11 MINUTES OF PREVIOUS MEETINGS:

Roland Denby moved to approve Dec. 22, 1988, Jan. 11, 1989 and Jan. 19, 1989 as printed. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

#### COMMUNICATIONS AND BILLS: III

- 1. MAP Bimonthly Newsletter
- 2. DEP Shoreland Zoning News
- 3. SMRPC Newsletter February
- 4. BCI Geonetics, Inc.
- 5. SMRPC Re: Comprehensive Planning Contacts from Chris Huck
- 6. Lincoln Institute of Land Policy Land Lines
- 7. Natural Resource Highlights Community Planning
- 8. Legislative Info from Bonnie Titcomb
- 9. Letters from CEO Re: Illegal Junk yards

### IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer Reports \$794.86 in account one check \$205.09 outstanding. Treasurer notes is the Checking Account necessary?

## **APPOINTMENTS:**

8:00 P.M. TIM MCCANDLESS Did not show

8:30 P.M. SEBAGO TECHNICS

9:00 P.M. RESCHEDULED

### VI. OLD BUSINESS:

- 1. Alder Acres
- 2. Woodland Heights
- 3. Orchard Hill Farms
- 4. Sears
- 5. Structure & Design Site Walk Rescheduled

## ALDER ACRES WES AND KATHY LEIGHTON

Plan presented reviewed original subdivision plan notes 193.71 on line of right of way now noted as 197.71. This presents a problem will have to be corrected. Mr. Leighton also to add: to Old Alfred Road on the plan where previously noted on original subdivision plan.

John Roberts moved to sign Alder Acres revision when revised revision (197.71 ft. to 193.71 ft. abutting Allaire lot) is turned in. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (5).

## RICK SEARS BASSLAND ACRES

The Planning Board did not request placement of driveways prior to issuance of building permits. Road Commissioner did not pick this up when issuing driveway entrance permit. Drive placement near the knoll is blind. Could be a problem as traffic flow increases. Drive placement is approximately 50 - 60 ft. from the noted placement on the approved subdivision plan. Occupancy permit has not been issued. The Board has to be concerned with the general welfare of the public as well as the individual. Lot #7 appears to have used an old wood lot road for the entrance. There appears to be a catch basin for water where the driveway should go. Mr. Sears appears to have moved 5 to 6 yards of rock.

John Roberts moved before a certificate of occupancy be issued the driveway should be brought up to specifications as per subdivision plan of Bassland Acres. Lawrence Jacobsen seconded the motion. Vote was (3) in favor (1) abstention.

Dwayne Woodsome moved to notify both land owners of lot #7 & #8 that the problem with driveway entrances must be straightened out. At request from owners to meet with the Planning Board to help solve the entrance problem. John Roberts seconded the motion. Vote was unanimous in favor (5).

Discussion regarding future actions by the board on placement of driveways within subdivisions.

## SEBAGO TECHNICS MAP 13 LOT 59-1 ZONE AR

A request sometime ago was made to determine the grandfathered status. The pit has been used and Mr. Stanton believed the town was in agreement that it was a grandfathered pit. Mr. Stanton looking for feedback from the board. Survey presented locating existing pits. Two large hills, one plan would be to place mobile home park in keeping with adjacent park. Quality park. The thirty acres towards the water Mr. Stanton would like to develop a campground. General concept to keep to minimal housing. Increase revenue to the town. Looking to place approximately 400 camp sites on the thirty acres. State required ten acre minimum. Approximately 13 sites per acre. Recreational area, roads, utilities provided. Parking to be with each camp site. Mr. Stanton explained the general layout using color coding to designate setback from the water.

Approximately 40 trailers in the mobile home park. Section 1 of trailer park ordinance paragraph referred to. Travel trailers with self contained units. Board expressed concerns and voiced problems experienced. State and Saco River Corridor Commission allow 200 day maximum stay in camp ground.

Mr. Dave Stanton is the sole owner of this property.

Gravel extraction: Hills need to be taken down, approximately 20 acres. Mr. Stanton aware of large aquifer. Difference noted from zoning ordinance and trailer park ordinance. Zoning Ordinance page 38, second paragraph compared with trailer park ordinance. Board believed that the Trailer Park Ordinance was written after the Zoning Ordinance to further clarify. With proper conditions and planning, changes could be made. Both uses are conditional, Planning Board issues Conditional Use Permits.

Isolating people owning cottages, possibly fencing or plantings needed to block area. Responses from 2 out of 3 people owning cottages both were favorable.

Rough sketches for presentation at initial Public Hearing. First week in April aerial photos to be taken for topography. Board noted the town had just recently had photos taken these might help.

First step in the process? Board's general first step at rough sketch is to call a Public Hearing. Before a lot of investment is made, changes easier and least costly at this stage. Hydrogeologic study will need to be done. Mr. Stanton noted his intent to work in harmony with the town.

The third proposal is for single family residence. Five lots along Route 5 with access to camping/mobile home park.

Three fold plan. Entrances from these lots, would Mr. Stanton consider drives onto internal road?

How are meetings scheduled from here? Board has in the works notification 14 days prior to a Board meeting. A meeting will be scheduled. Mr. Stanton to send in sketches and a Public Hearing will be scheduled.

Site walk to be within the next six weeks. Call Sharon when ready the Board will try to set up a Public Hearing. Road system laid out. Would the Board prefer housing development or camp ground? Trailer park additional water uses could be restricted. All trailers to be removed from site by a designated date? Possibly Columbus weekend. Mr. Stanton noted he would be willing to work with the board on that. He does not want the responsibility of trailers on site during off season. Mobile Home - private ownership.

Walt Stinson of Sebago Technics asked for clarification? Would this be considered gravel extraction or site preparation? Not known at this time. Proposal to flatten the area not hollow it out. On site could possibly help determine this. The town used an area for stock pile of sand and salt for approximately 6-7 years.

## ORCHARD HILL FARMS

DEERING RIDGE ROAD

DAVID DUNN

Cortland Drive could be extended. Each parcel stands on its own merits. Could potentially be six lots. The Town attorney suggested the following:
New Condition

Only single family residence and accessory structures are permitted, at no greater density than one dwelling unit per lot.

#4. Lots 1 and 2 are restricted against further subdivision. Lot 3 can be further subdivided for enlargement of lots 1 and 2 and of property described as now or formerly Jarvis, provided combined area of all conveyances from lot 3 does not exceed 5 acres. Any additional division of lot 3 is prohibited. Further division of lots 1 and 2 or of Jarvis lot either in present configuration or as enlarged is prohibited.

Note to Mr. Dunn: Note 1 on the subdivision plan needs to be clarified. Contact town attorney have bill forwarded to Planning Board. Mr. Dunn chose to have Town Attorney write up changes as requested by board rather than use his own attorney to save time.

## WOODLAND HEIGHTS DROWN AGENCY

Board now without legal counsel. Informed by attorney that other counsel may be necessary. Board needs questions answered and this has not been addressed by the board.

Request made to DEP by Town Planner. The board was not aware that someone from DEP had been assigned to the project.

Rodney Chadbourne noted 9-15-88 submission to DEP. Info filed, amended application. Revised set to Town Planner of drawings. Drainage calculations revised, 40 pages narrative.

Many areas noted by the Planning Board have been noted by DEP. Planning Board has 30 days to file correspondence on projects. Since the Board was not notified in a timely manner of the project manager, correspondence has not been possible.

R. Chadbourne: Changes as per Ray Voyer's suggestion have been made. Application to DEP is on going. Requesting Preliminary Approval.

Comments regarding septic designs for several lots placement of beds on one lot. Piping will need to go beneath a road that will potentially be accepted by the Town. This could create problems. Would the developer be willing to place a bond for this?

R. Chadbourne: Noted that P. Garrett had recommended this design. Should this lot be allowed to be built on? Person buying the lot, maintenance of systems, etc. Again this is something the Board would like to check through with an attorney.

All reports coming to the Board note minimum standards met. Chairman of the Board noted new Storm Water Management Design Standards added to the Subdivision Regulations.

This year open ditching has presented the town with real problems. The state has had to steam culverts this winter as well.

R. Chadbourne noted over designed by approximately .2. Peter Delfonzo and Pinkham & Greer have worked on this. P. Delfonzo, the towns consultant says it works. A copy of the Storm Water Management Design Standards was given to R. Chadbourne. Mr. Chadbourne asked if the Board was going to require this project to meet these standards? Chairman noted not response at this time. Mr. Chadbourne noted the drainage plan has been exhaustively reviewed. Board noted feelings that the underdrain would work better.

Mr. Chadbourne noted every recommendation made by the Town Planner has been addressed. What is the project lacking?

Possibly the lot with the septic systems to remain for that use only as an open lot.

Mr. Fogg has been in touch with the chairman regarding this project. Expressed his feelings to the chairman. Chairman had responded with background information on the project and what the stumbling blocks had been to date.

If application is complete what now happens? When determined completed vote will be necessary for Preliminary. Board has 60 days to determine completed plan. DEP to be contacted by the chairman. Noted time to reach project manager was between 8:00 and 8:30 A.M. Board members could change in the next 60 days. Application for drainage has been sent out 120 day clock running. General information to be reviewed by Board members.

Clustering would not change the location of houses. Cutting addressed in home owner's association. Well sites approved by P. Garrett. Access to 200 ft. buffer around project. During construction procedure siltation will exist. R. Voyer's letter dated 2/14/89 referred to. Can be accepted as completed.

John Roberts moved to accept Woodland Heights as a Completed Preliminary Plan Application. Michael Hammond seconded the motion. Vote was unanimous in favor (6).

Five copies of Preliminary Plan and C-1 were presented for completion of package.

It was moved and seconded to Adjourn the meeting at 11:30 P.M.

Respectfully somitted,

Lawrence Jacobsen

Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

MARCH 23, 1989

MEETING CALLED TO ERDER BY DOUGLAS FOGLIO, SR, CHAIRMAN.

Denby seconded the motion. All in favor.

I ROLLCALL: Present were Roland Denby, Anna Jackson, Lawrence Jacobsen, Michael Hammond, Dwayne Woodsome and Chairman, Douglas Foglio, Sr.

## II MINUTES OF PREVIOUS MEETINGS:

Anna Jackson moved to approve Feb. 2, 1989 minutes. Roland Denby seconded the motion. All in favor. Roland Denby moved to approve Feb. 8, 1989 minutes. Douglas Foglio seconded the motion. All in favor. Feb. 23, 1989 minutes - members not here Anna Jackson moved to approve March 8, 1989 minutes. Roland

Motion to reimburse all who go to the Workshops at Massabesic High School by Roland Denby seconded by Lawrence Jacobsen. All in favor.

Site Plan Review - Sharon needs direction as to how to handle these? Setting up a policy as to a time limit after the site review as to when they can come before the Board.

## III COMMUNICATIONS AND BILLS:

- 1. Letter from Smith & Elliott Re: Drown Realty Project
- 2. Intent to File Saco River Corridor Commission
- 3. Letter from Kay Rand Re: Comprehensive Planning
- 4. Letter from YCS Re: Ossipee Woods Subdivision
- 5. Letter from SAD #57 Re: Permits needed
- 6. Notice of Decision ZBA Re: Ronald Waite
- 7. Letter from MMA Re: Videotape
- 8. Letter from Selectmen's Office Re: Town Planner's Position
- 9. Info from University of Southern Maine
- 10. MAP information
- 11. Info from Cultural Resources Management
- 12. Info from National Trust for Historic Preservation
- 13. Info to Town Planner from HUD

#### IV REPORT OF OFFICERS AND COMMITTEES:

#### V APPOINTMENTS:

8:00 P.M. DONALD LINSKEY

8:30 P.M. E. ROBERGE

9:00 P.M. RESCHEDULED

#### DONALD LINSKEY MAP 41 LOT 7 ZONE AR

Mr. Linskey wants to screen an area on the deck - a temporary screening for summer use. A nonpermanent canvas top on the screening. All screening and top will be removed in the fall. Also the beam extensions on deck will be removed. CEO should inspect to see that this is done. Motion made that he be allowed to have the screening and canvas topping 6 months during summer by Lawrence Jacobsen seconded by Roland Denby. All were in favor.

## E. ROBERGE MAP 46 LOT 2217 ZONE R

Mr. Roberge wants a Conditional Use of lot 2217. Motion by Roland Denby that he have 40 ft. setback on front and 30 ft. on back. Second by Lawrence Jacobsen. All in favor.

#### VI OLD BUSINESS:

- 1. Orchard Hill Farms
- 2. Alder Acres
- 3. James Toothaker

#### ALDER ACRES

Final Plans accepted and signed \*Note: They will be in tomorrow to pay Sharon.

#### MR. TOOTHAKER MAP 38 LOT 31 ZONE AR

Board believes that 75 ft. setback must be met. Where should Mr. Toothaker go to get approval? Road is on his property. Minutes of 1/11/89 and 12/22/88 referred to. Permit was applied for in April of 1988. December 22, 1988 was the first available appointment. Questions regarding the road? Will this cut down on the footage contained within the lot? Deeds are in trust, one lot is owned by James Toothaker.

If Mr. Toothaker took off 8 ft. from the top of the hill this would probably be less than 1,000 cubic yards of gravel per lot. Attorney's advice regarding liability of subdivision relocation of lot lines within an approved subdivision. Right of way if this is considered right of adverse possession? Would this cut the size of the lots? The Board to check with K Lovell. Mr. Toothaker to check with his attorney on the right of way figuring in as square footage, extraction of gravel and 75 ft. setback be kept including decks. A letter to Mr. Carl of intentions to be sent by certified mail. Sharon to set up an appointment with Karen Lovell, Town Attorney.

Dwayne Woodsome moved to accept Feb. 23, 1989 minutes. Hammond seconded the motion. All were in favor.

Roland Denby moved to accept Orchard Hill Farms as submitted 3/23/89. Michael Hammond seconded the motion. All were in favor.

A letter should be placed in the file stating the Board's intention for this subdivision for single family dwelling only. Board changes in the future. New Board would know the intent of subdivision being approved.

Site Plan Review: Chairman ruled that the Planning Board make an attempt to handle Site Plan Review Applicants within 60 days of receipt of a complete application.

Owen & Owen have a request before the Board for Gas Station on the corner where the building was torn down. Mr. Owen stated that his attorney and the town's attorney were in agreement that this lot was a separate lot and therefore was submitting application to place pumps and a small booth area on this lot. If this is so why has the Planning Board not been notified by the Town attorney? This to be checked out with the Town attorney at the meeting to be scheduled.

She has been in touch with Anna Jackson and asked about the letter sent her regarding possible illegal subdivision of Board suggests she seek legal opinion.

Meeting adjourned at 12:04 A.M.

Respectfully submitted,

Lawrence Jacobsen

Secretary/Treasurer



# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

April 5, 1989

SPECIAL NOTICE

TOWN OF WATERBORO, MAINE

THE WATERBORO PLANNING BOARD WILL HOLD THEIR REGULAR MEETING ON THURSDAY, APRIL 13, 1989 AT 7:30 P.M. IN THE PLANNING OFFICE INSTEAD OF WEDNESDAY, APRIL 12, 1989.

DOUGLAS FOGLIO, SR.

CHAIRMAN, WATERBORO PLANNING BOARD

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

MATERBORO PLANNING BOARD

APRIL 13, 1989

MEETING CALLED TO OF DER BY CHAIRMAN DOUGLAS FOGLIO.

ROLLCALL: Present were Anna Jackson, Roland Denby, Dwayne Woodsome, John Roberts, Lawrence Jacobsen and Chairman, Douglas Foglio.

## II MINUTES OF PREVIOUS MEETINGS:

### III COMMUNICATIONS AND BILLS:

- 1. Dept. of Economic and Community Dev.
- 2. Literature from U of M on Use of Computers
- 3. PATCH Newsletter
- 4. Info from Land Use Consultants
- 5. New England Environmental News
- 6. Applications for Wetland Alterations from DEP
- 7. April Issue of UPDATE
- 8. Letter from Middle Branch Engineering
- 9. Saco River Corridor Commission Letter of Intent
- 10. March Issue of NEXUS
- 11. Letter from Smith & Elliott Re: Orchard Hills Subdiv.
- 12. Letter from Smith & Elliott Re: Elwyn Owen v. Town
- 13. Interoffice Communications

## IV REPORT OF OFFICERS AND COMMITTEES:

## V APPOINTMENTS:

8:00 P.M. WILLIAM PRIANTE 8:15 P.M. CHARLES SYLVESTER

## WILLIAM PRIANTE

MAP 28 LOT 7

ZONE AF

Present were Bill Priante, Mary Priante and Anthony Priante. John Roberts moved to grant William Priante permission to live in Camper Trailer on weekends as approved on July 23, 1987, approval to start June 30, 1989. Roland Denby seconded the motion. Vote was unanimous in favor (5).

### CHARLES SYLVESTER MAP 33 LOT 12 ZONE AR

Mr. Sylvester was present. Request for addition to rear of cottage. Plan submitted with exact changes requested. Report from On site committee: With an updated septic system the request be granted. Anna Jackson moved that under Section 2.03 and 2.08 allow Charles Sylvester to have addition after updating septic system and enclose side as per plan submitted 4/13/89. John Roberts seconded the motion. Vote was unanimous in favor (5).

Request from Anna Jackson that on site inspections be scheduled closer to applicant's date to come before the board of to possibly film the on site inspection.

Doug Foglio informed the Board members that Roland Denby, Karen Lovell, town counsel and himself had done an on site inspection of Mr. Toothaker's property. Notification to Mr. Toothaker of the inspection and the Board is awaiting written recommendation from the Town Attorney.

Swearing in of members and Election of Officers to be completed at the next meeting.

Town Planner, Dwayne Morin updated the Board on the Middleview Estates Subdivision Proposal. Board reviewed a letter drafted by Mr. Morin as well as letters from the Road Review Committee, Waiver Request from Grace Palmer, and York County Soils.

Lawrence Jacobsen moved that a new application be required of Grace Palmer for subdivision Middleview Estates. Anna Jackson seconded the motion. Discussion regarding what stage the subdivision would be?

Lawrence Jacobsen moved to amend the motion to new application for Sketch Plan be required. Anna Jackson seconded the motion. Vote was (5) in favor to amend the motion.

Vote on amended motion was unanimous in favor (5). Notification to be sent to Grace Palmer proof of financial capability, sales agreement, and Bond for drainage.

Roland Denby requested that the Board establish a Book for alphabetical listing of subdivisions noting the Book and Page number for future reference. Possible laminating of maps for proper care. Welch Stenographers contacted for cost on laminating. \$1.95 per map for 150 - 300 maps. Tim Nelson will be getting one map done as a sample for the Board to review.

Anna Jackson asked if question regarding illegal subdivisions going undetected for period of five years was wiped clean? Mr. Foglio had spoken to Karen Lovell the day of the on site and she had noted that after 5 years it does not become legal.

#### VI OLD BUSINESS:

1. Site Plan Review/ Wright Special Meeting

### VII NEW BUSINESS:

- 1. Conservation Committee/ Steve Kasprzak
- 2. Laminating Maps
- 3. Rick Sears/Driveway
- 4. Back Log of Conditional Use Permit Requests

### Steve Kasprzak - Steve Everett Conservation Committee

Steve Kasprzak updated the Board on the Ossipee Woods II Project. DEP requested test borings for septic designs on each lot. Due to added expense and loss of time they have decided to extract gravel. Hydro study will be amended. P. Garrett has been notified to stop review until information is resubmitted for gravel extraction.

Wetlands Mapping: Steve Everett who works for Woodard & Curran Engineers of Portland was present to assist in the review. there is a Bill to ammend 10 acre wetland to 1 acre wetland. Shoreland Zoning is being rewritten and gives rule making authority to DEP. Final draft due soon. If DEP and the Fish and Wildlife give these wetlands a Moderate to High value rating restrictions would be placed on 250 ft. buffer around wetlands. Waterboro has 17.2% of its land as wetlands an additional 2% is ponds. If this Bill were passed with the right classification 50 to 60% of Waterboro would not be allowed to do anything. Currently under 10 acres is under the jurisdiction of Army Corp of Engineers. Land truthing of the wetlands was done. Town got a real good deal for the price. Pages through 25 have most of the information. Modeling used was for the Northeast. Basicly this shows that very little destruction of Mr. Kasprzak has spoken with the Selectmen and suggested wetlands. that the Codes Enforcement Officer notify builder if wetland on property upon presentation of a building application. Conservation committee would like to receive information when subdivision plans are submitted where wetlands are inclusive within the proposed development for their review. Ten wetlands were identified as needing more protection. Steve Everett will be working on the Comprehensive Plan.

Town Planner requests a meeting for all interested citizens willing to work on the Comprehensive Plan be set for Thursday, April 20, 1989 at 7:00 P.M. Informational packets will be available for those attending. Demographic questionnaire considered however, most information can be gathered through other sources.

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

Llawrence Jacobsen Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

APRIL 27, 1989

MEETING CALLED TO OPDER AT 8:12 P.M. BY VICE CHAIRMAN, JOHN ROBERTS.

- I ROLLCALL: Present were Roland Denby, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome and John Roberts, Vice Chairman.
- II MINUTES OF PREVIOUS MEETINGS: March 23, 1989 and April 8, 1989 Anna Jackson moved to accept March 23, and April 8, 1989 Roland Denby seconded the motion. Vote was unanimous in favor (3).

#### III COMMUNICATIONS AND BILLS:

- Letters from K. Lovell Re: Conditional Use Request and Mr. Toothaker
- 2. April Issue of NEXUS
- 3. SMRPC Info on Comprehensive Planning Committee
- 4. Letter from Stephen Everett, Chm of the Conservation Comm
- 5. ZBA Notice of Decision
- 6. Office Communication

#### IV REPORT OF OFFICERS AND COMMITTEES:

#### V APPOINTMENTS:

8:00 P.M. HOWARD HALL

8:30 P.M. DONALD JAROSZ

9:00 P.M. EDITH HORNE

## DONALD JAROSZ

MAP 24 LOT 20&37

ZONE AR

Mr. Jarosz looking for a waiver on side setback. Soil test presented proof that the lot will support a system. Would work with the size of the house. Plot plan presented with a building envelope. Land owned since 1957. Deed would be necessary and an on site inspection. Pinpoint four corners of the lot and outline the building envelope for the on site. Board noted to Mr. Jarosz that all protrusions from the building were considered as dimensions and would have to be within the envelope. Garage that is half on the property will probably be requested to be moved prior to issuance of building permit. Anna Jackson moved that a deed be presented and that an on site inspection be done. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor. Date for on site inspection set for Tuesday, May 2, 1989 at 8:00 A.M.

## FORREST HORNE MAP 29 LOT 14 ZONE AR

Mr. Forrest is requesting placement of a deck on the lake side of his cottage. The cottage is less than 60 ft. from the high water mark of Lake Ossipee. Questions regarding permits for the work being done? They informed the Board that they had permits. The Board explained the limits of authority given them by zoning. The Planning Board could not allow construction to go closer to the lake. Lawrence Jacobsen moved to turn down the request of Forrest Horne for a deck on the front of the cottage, if determined they go to the Zoning Board of Appeals the fee of \$25. paid for the Planning Board appointment be waived and be applied to the Zoning Board of Appeals application filing fee. Roland Denby seconded the motion. Vote was unanimous (4) in favor. It was believed that lot #13 beside Mr. Horne was constructing a deck. Question regarding permits issued?

## HOWARD HALL MAP 9 LOT 20 ZONE AR

Seven lot proposal presented by a representative from Oak Point Assoc. Mr. Gagne. 30 ft. drive easement to lot #7. Board discussed whether this easement should be 50 ft. wide. If left 30 ft. wide it could never be turned over to the town for acceptance as a road. The reason for this proposal was to cut down on development costs. Site distances checked by Mr. Gagne. A greenbelt will be necessary. Noted by Mr. Denby that the width of the West Road is 4 rod. Driveway entrances would be requested to be placed by the developer. Possibly the drive could be "T" shaped so that all lots could use one common entrance/exit, Page 21 of subdivision regulations referred to Section 9.3.1.8. No septic systems would be allowed with the greenbelt. Greenbelt is for the protection of the home buyer.

Dwayne Woodsome moved to accept sketch plan with review of entrances that one entrance for all seven lots with a 25 to 50 ft. greenbelt at the front of the lots and a "T" shaped driveway behind the greenbelt. Anna Jackson seconded the motion.

Discussion: What does the developer intend to do with the remaining parcel? Not known at this time.

Vote was: two in favor, one opposed and one abstention. Motion fails.

#### VI OLD BUSINESS:

## PAUL NOEL SUNSHINE ACRES DRIVEWAY PLACEMENT

Noels have met all requirements as requested by the board. Lawrence Jacobsen moved to accept milar and subdivision plan as revised plus all legal documents required and supplied for this revision. Roland Denby seconded the motion. Vote was: three in favor, one opposed. Motion passes.

#### MR. TOOTHAKER

Sharon to send a letter requesting a copy of the letter of intent that was discussed at the previous meeting with Mr. Toothaker and a copy of deeds for all three parcels of land.

Question asked by the CEO if the railroad ties in place at Willy's Pizza were in compliance with the Conditional Use Permit issued. Minutes of October 1988 referred to and Mr. Cotsifas has not met the requirements.

## RICK SEARS

Previous review of the driveway could have been the wrong drive. Dwayne Woodsome will meet with Mr. Sears early in the morning. Time to be set with Mr. Sears.

On Site Committee: Will review Mr. Wright's proposed placement of business at the Day field on May 2, 1989.

On Site Scheduled for Design Properties for May 9, 1989 at 9:00 A.M. weather permitting.

#### VII NEW BUSINESS:

Dwayne Morin, Town Planner discussed the possibility of scheduling a Saturday morning for review of back logged Conditional Use Requests. These will be reviewed on a Monday night. One day will be scheduled for an on site.

Clarification from Attorney regarding wetland alterations: Are walls considered a structure? Is a permit necessary from the Town as well as from DEP? Cottages within 100 ft. do they go through the CEO or through Planning Board? If permits are necessary then several on the lake should be notified.

Election of Officers at next Regular Meeting.

Motion to adjourn at 10:35 P.M.

Respectfully submitted,

LaWrence Jakobsen Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

MAY 10, 1989

MEETING CALLED TO ORDER BY VICE CHAIRMAN, JOHN ROBERTS AT 7:53 P.M.

I ROLLCALL: Present were Roland Denby, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome and Vice Chairman, John Roberts.

## II MINUTES OF PREVIOUS MEETING:

Anna Jackson moved to accept April 27, 1989 minutes as written. Roland Denby seconded the motion. By a unanimous vote motion passed. (3)

#### III COMMUNICATIONS AND BILLS:

- 1. SMRPC April Issue
- 2. Saco River Corridor Comm Notice of Intent & Public Hearing
- 3. PATCH
- 4. Info on Land Use Planning Seminar
- 5. Info from ASPA

## IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer reports monthly interest was \$3.46 with a balance of \$805.35.

#### V APPOINTMENTS:

8:00 P.M. O'NEILL CONDITIONAL USE REQUEST

8:30 P.M. RESCHEDULED

9:00 P.M. DESIGN PROPERTIES

## EDWARD O'NEILL MAY 41 LOT 24. ZONE AR

Mr. O'Neill's cottage currently sets on posts. Due to decay he needs to replace the support system by use of one course of cement blocks at the rear of the cottage and three courses at the front. He will need to dig for footings only. He is not winterizing the cottage. The cottage has dropped 6 inches in places.

Dwayne Woodsome moved to allow Mr. O'Neill to put a block foundation under the camp, the camp not to be moved and the use to remain seasonal. Approved under Section 9.03 of Zoning. Roland Denby seconded the motion. Vote was unanimous in favor (4).

#### CEO REQUESTS CLARIFICATION ALLOWING HIM TO ISSUE BUILDING PERMITS:

Mr. Foglio wishes to clarify the areas that are within his authority to issue building permits within approved subdivisions with substandard lots that can meet the required setbacks allowed by zoning. Mr. Foglio gave an example of a substandard lot with cottage approximately 160 feet from the high water mark.

Mr. Foglio has been through the back log of Conditional Use Requests. Twelve were found to be fairly straight forward cases. The CEO would be will to do on site inspections with the Town Planners assistance and gather the necessary information to assist in clearing the back log. The Board suggested that Mr. Foglio and the Town Planner take measurements and use the video camera for the on site inspections.

Roland Denby moved that if applicants meet existing requriements and setbacks and have no unique circumstances and are reviewed by the CEO and the Town Planner that he be able to issue building permits. If unique circumstances Planning Board approval recommended. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

When approval from DEP for Wetlands Alteration is necessary is Planning Board approval needed? Discussed.

Dwayne Woodsome moved to set a Special Meeting to review Conditional Use Request reviewed by the CEO and Mr. Wright's Site Plan Review on Monday, May 22, 1989 at 8:00 P.M. Anna Jackson seconded the motion. Vote was unanimous in favor (4).

### **DESIGN PROPERTIES**

Site walk was cancelled. Design Properties next appointment is May 25, 1989. Mr. Hobeke to be notified that site walk will be scheduled for Tuesday, May 16, 1989 at 7:30 A.M. at the Town Offices.

### VI OLD BUSINESS:

## 1. STANTON PROJECT:

Mr. Stanton is presenting Phase I of a III Phase project. Will Conway and Scott Brown of Sebago Technics representing Mr. Stanton. Five copies of SKETCH Plan and soil log completed to date presented.

Proposed name Beaver Pond Estates - Subdivision Phase I. relocation of right of way entrance. Approximately 24 ft. wide All lots will access on to internal road. Soils work done, all acceptable. Emergency vehicle turn around proposed. Four lots represent 7.5 acres, the remaining 72 acres to remain in Mr. Stantons ownership. Gravel extraction in the center of the project and a campground proposed towards water. Board noted that on future plans A fifty-five ft. right of way the total parcel should be included. width with a finished 24 ft. wide road. As project proceeds the need to enlarge or redesign the entrance/exit may be necessary. noted that this road would be a major access with motor homes, and vehicles passing and the width might not be adequate. Mr. Conway noted that the need of a second access might be necessary. The gravel extraction area upon completion of extraction would be a land lease modular home park. All but one of the owner's of the cottages have been notified and they appear to be in favor of the idea. Mr. Woodsome asked what the deed stated concerning the right of way to the cottages? Deed notes a 20 to 25 ft. right of way access. Woodsome also expressed concerns with the potential salt contamination Mr. Stanton has checked on this and was informed that a reverse filtering system could be installed if the water showed a high salt content. Check list complete. Sketch requirements met. Anna Jackson moved to accept Beaver Pond Estates/Stanton Properties Sketch Plan. Roland Denby seconded the motion. Vote unanimous in favor (4). Mr. Stanton agreed to build the road to Town Road Standards.

#### 2. Anita Dancewicz

Saco River Corridor Commission Approval recieved. Cottage is 170 ft. from the high water mark, addition to be 190 ft. from high water mark and within 10 ft. of sideline. CEO can issue building permit. Anna Jackson moved to allow Anita Dancewicz to place a  $10' \times 14'$  addition to the side of existing camp. Addition will go no closer than 10 ft. of either sideline. Section 9.01 and 3.03. Dwayne seconded the motion. Vote unanimous in favor (4). This is new construction not replacement.

Roland moved to waive the \$50. Conditional Use Fee and the \$25. fee for the Planning Board Appointment to go towards the Building Permit fee. Anna Jackson seconded the motion. Discussion: On site committee had been out to investigate this request. CEO would be able to handle this. Vote was (3) in favor, (1) opposed. Motion passed.

#### 3. Rick Sears

Dwayne Woodsome reported on the on site: No problem with what's been done. Driveway location is approximately 25 ft. off the intended location. Better placement for lot #8. As long as lot #7 uses the same entrance. Lot #7 appears to have cut an opening. A letter to be sent to the Road Commissioner and the CEO/Building Office stating no egress from lot #7. No Road Entrance Permit to be issued. Dwayne Woodsome moved that Rick Sears deed a right of passage from his drive to lot #7 for common drive. Anna Jackson seconded the motion. Vote was unanimous in favor (4). Also notify realtor for Lot #7 of this entrance request.

notify realtor for Lot #1 of this entrance reques

## 4. Woodland Heights

Board reviewed the Check list and notes made by the Town Planner. New project manager assigned is Linda Kokemuller out of South Portland Office.

Seeking Preliminary Approval subject to changes requested by DEP. Dry hydrant has been changed to reinforced concrete.

Two out of thirteen review agencies have gotten back to DEP. Botonist will be checking the site. Sheet C-2 shows pavement width incorrectly updated plan to be forwarded. All grades for the road are within allowed standards. Developer looking for Board's recommendation regarding common septic systems for lots 12 - 16. Rodney Chadbourne stated that Bob Gillespie's findings showed each lot being able to support its own system. Peter Garrett showed concern and had suggested a common septic area. Two out of five will probably have an ejector system.

The Board has two choices:

- 1. An extension can be given until DEP approval is back or;
- 2. Accept Preliminary Plan with exceptions;

DEP will be reviewing the issue of common septic. Developer would like approval subject to DEP approval. Developer would be willing to do either option with the septic systems.

Board concerned with the liability regarding road restoration if a common septic is used.

If DEP were to accept common septic would the Board accept an easement with a sleeve system with pipe running out side of the road? At this point the developer has provided the technical data and they were caught in a dilema between the board, DEP and Peter Garrett.

Board suggested considering a lot for common septic to be kept separate in open space. If owned to be owned by the people using it. More open space to be considered. Seven acres now set aside. Project size approximately 97 acres. Rodney pointed out that there was also a 200 ft. buffer area requested by DEP that could be considered additional open space. The 200 ft. buffer will have easement rights. Possible placement of pins denoting the 200 ft. greenbelt. Drainage another concern remaining - underdrain vs open ditching: to be sent to the Road Review Committee.

Rodney noted thad Tom Greer has looked at the drainage with Peter Delfonzo he confers with the system proposed. The proposed system is 1 to 2 times over designed. Rodney also referred to Ray Voyer's letter.

Dwayne Woodsome moved to approve Woodland Heights Preliminary Plan noting the following questions on septic system for lot #12, 13, 14, 15, and 16, questions on open drainage ditching versus underdrain and question of 10% open conservation area, all falling back to DEP's final approval, if lots are sold separately Drown Agency will be required to place dirves 20 to 25 ft. from road to lot line, all greenbelt areas to be defined by markers. Roland Denby seconded the motion.

Discussion: DEP proposing water system should pipes be requested for this site now? PUC regulations if servicing more than 10 homes are literally impossible. Not feasible.

Open space and septic to be addressed in meantime plans should be forwarded to town committees for input. Board noted to developer that they reserve the right to review the project after DEP approval. Section 6.1.7 of Subdivision Regulations Read.

Drainage Easement with Laskey: Developer had been in touch with the State. The State would replace the culvert if the developer purchases a new one.

Vote was (3) in favor, (1) opposed. Motion passed. Ron Bourque requested a copy of the minutes.

John Roberts to contact Ken Cole.

Suggestion that Town Planner give a briefing on projects for the Board.

Town Planner to draft a letter to DEP. Send plans of Woodland Heights to the Road Review Committee, Postal Service, Conservation Committee, Fire Department and SAD #57 for review and a comment within 30 days.

On Site Committee Findings:

Jarosz: at this time a certified survey and a copy of their deed be requested. Question of ownership of garage and lot lines. House no wider than 24 ft. and the garage should be moved if on Jarosz property.

Wright Site Plan Reveiw:

To be reviewed on May 22, 1989 Special Meeting.

#### 5. Election of Officers

Board members present asked if Douglas Foglio had been sworn in. At this time unknown.

Anna Jackson nominates John Roberts for office of Chairman. Dwayne Woodsome seconds the nomination.

John Roberts nominates Douglas Foglio for office of Chairman. No second.

Lawrence Jacobsen moved to cease nominations. Anna Jackson seconded the motion. All in favor of motions. John Roberts is the newly elected chairman by unanimous vote (4).

Lawrence Jacobsen nominated Anna Jackson for Vice Chairman. John Roberts seconded the nomination. Anna Jackson declined the nomination.

John Roberts nominated Dwayne Woodsome for Vice Chairman. Anna Jackson seconded the nomination.

Dwayne Woodsome nominated Douglas Foglio for Vice Chairman. Roland Denby seconded the motion. Dwayne declined but agreed if Douglas Foglio did not stay on the board he would fill the position. Vote for Dwayne Woodsome was (1) in favor (3) opposed.

Vote for Douglas Foglio was (4) in favor.

Lawrence Jacobsen nominated Anna Jackson for Secretary/Treasurer. John Roberts seconded the nomination.

Anna Jackson nominated Lawrence Jacobsen. John Roberts seconded the nomination. Roland moved to cease nominations. Anna Jackson seconded the motion. Vote was in favor

Vote for Anna Jackson was (3) in favor. Vote for Lawrence Jacobsen was (2) in favor (2) abstentions. Anna Jackson is the newly elected Secretary/Treasurer.

Lawrence Jacobsen moved that due to inactivity with the checking account that the Board do away with the account, that the money in the account be placed in the Town account under the Planning Board and upon request records to be forwarded by the Town Clerk of the account balance. Roland Denby seconded the motion. Vote was in favor (4).

Larry to take care of closing out the account.

Discussion regarding Comprehensive Plan. John Roberts recommended that the board consider recommendation to the Selectmen of a need for a Comprehensive Plan Committee to be made up to supervise the revision process. Board should be completely informed of the process. Town Planner to keep board informed. Please consider this.

Meeting adjourned at 11:18 P.M.

Respectfully submitted,

Lawrence Jacobsen Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

SPECIAL MEETING

WATERBORO PLANNING BOARD

MAY 22, 1989

MEETING CALLED TO ORDER BY DWAYNE WOODSOME AT 8:00 P.M.

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

# 8:00 P.M. JAMES UMLAH MAP 37 LOT 18 ZONE AR

Mr. Umlah requesting placement of a full foundation with no change to the outside dimension of the existing cottage. Age of septic system unknown. Cottage is near the road. Approximately 90 ft. on one side of the cottage from the high water mark and 100 ft. from the second side. Seasonal use now but looking to use this as a year round home once retired. Walk out basement proposed with additional living quarters intended for guest use. Excavation within 100 ft. of the shore. Dwayne Morin to check with DEP to see if permits are necessary.

Anna Jackson moved that Mr. Umlah be allowed a new foundation, roof pitch change after he has a new septic system under Section 9.03 and to go no closer to the water than exists, during construction erosion control measures to be used. Roland Denby seconded the motion. Vote was (3) in favor. Excavation of fill should be moved away from the water.

## 8:10 P.M. PETER HARRIMAN MAP 43 LOT 925 ZONE R

Mr. Harriman is representing Cynthia Sullivan. Building proposed 1 and 1/2 story,  $38' \times 52'$  includes attached garage at the front of the home. This lot has one flat area on top of hill. Asking for easement of sideline setbacks.

Lawrence Jacobsen moved that Peter Harriman build a house not closer than 19 ft. from lot line bordering Lot 865 on the greenbelt side of lot and no closer than 29 ft. from sideline bordering Lot 926. Anna Jackson seconded the motion. Vote was (3) in favor.

#### 8:20 P.M. ANTHONY FANTASIA MAP 54 LOT 8 ZONE AR

Proposing to remove deck and attach the garage to the breezeway (existing). House placement is 55 ft. from the front line. Letter of no action given. House built in 1986. Lot is 78,800 sq. ft. Lawrence Jacobsen moved under Section 2.08 to permit building a garage 21 ft.  $\times$  24 ft. attached to existing breezeway with front setback of no less than 65 ft. Roland Denby seconded the motion. Vote was (3) in favor.

#### 8:40 P.M. DONALD ERICKSON MAP 46 LOT 1289 ZONE R

Requesting placement of  $32' \times 36'$  home on 100 ft. wide lot. Roland Denby moved to approve Donald Erickson's request, house be at least 50 ft. front setback, at least 30 ft. from either sideline and meets rear setback. Lawrence Jacobsen seconded the motion. Vote was in favor (3).

#### 8:30 P.M. J BERNIER CONSTRUCTION MAP 42 LOT A-501 ZONE R

Tim Greaton representing Mr. Bernier. Corner lot in Lake Arrowhead dual frontage setbacks cannot be met. No entrance from Wolf Circle. Leave trees on Wolf Circle.

Anna Jackson moved to allow J Bernier Map 42, Lot A-501 to put house  $24' \times 32'$  no closer than 45 ft. to front steps from front line, no closer than 30 ft. to lot line bordering Lot A-500, no closer than 60 ft. to Wolf Circle. Garage should be no closer than 50 ft. from Old Dam Road, 30 ft. from lot A-500 lot line.  $20' \times 22'$  garage. Roland Denby seconded the motion. Vote was (3) in favor.

## 9:10 P.M. ERNEST DESVERGNES MAP 42 LOT A-116 ZONE R

Tim Greaton representing Mr. DesVergnes. Corner lot dual frontage setbacks cannot be met. Topography mentioned would like to stay 40 ft.

Anna Jackson moved to allow Ernest DesVergnes Map 42 Lot A-116, corner of Rosemont Ave. and Greenfield be allowed to build a 24'  $\times$  32' house, no closer than 40 ft. from Rosemont Ave and no closer than 30 ft. to rear lot line, 50 ft. from Greenfield Road, no closer than 35 ft. to Lot A-115.

Roland Denby seconded the motion. Vote was (3) in favor.

#### 8:50 P.M. SUMNER MCFARLAND MAP 41 LOT 1A ZONE AR

Mr. McFarland representing Mr. Nava. 77' to high water mark. Has DEP approval. On Site tape reviewed. Will be removing the existing stairs. Water comes from the rear of the cottage towards the lake. Mr. McFarland seeking approval to construct diversion ditch and place new set of stairs to the water. Three oak trees will not be removed. Lawrence Jacobsen moved to approve plan as submitted to DEP and they follow erosion control procedures (attached), no further cutting of trees be allowed. Roland Denby seconded the motion. Vote was (3) in favor.

#### 9:00 P.M. MICHAEL GAGNE MAP 34 LOT 21 ZONE AR

Mr. Gagne requesting placement of full foundation under the cottage. Updated septic design presented. Cottage at the top of the hill. Land survey needed. Mr. Gagne would also like a cellar entrance. On Site to be done by Mr. Foglio and Town Planner. Upon completion Mr. Gagne to come in under Old Business.

#### 9:20 P.M. WILLIAM MOSCHELLA MAP 46 LOT 2167 ZONE R

Dual frontage requirements setbacks cannot be met. Lot on the corner of Summit and Pine Crest Circle. Would Mr. Moschella be receptive to turning the cottage?

Anna Jackson moved that William Moschella be allowed to build a  $36^{\prime}$  x  $48^{\prime}$  home with the deck being on Summit Drive, front no closer than 40 ft. to front lot line, rear no closer than 20 ft. bordering Lot #2166, 50 ft. from Summit Drive. Roland Denby seconded the motion. Vote was (3) in favor.

## 9:30 P.M. RAY KELLETT MAP 32 LOT 49 ZONE AR

Setback requirements discussed. Is the proposed location of the woodworking workshop in the area recently filled in? Mr. Kellett has not filled in he has moved dirt around. Is the wet area considered a brook? Van will call DEP to get determination. Anna suggested an on site be needed. On Site will be scheduled at the Planning Board's regular meeting Thursday, May 25, 1989. Mr. Kellett can contact the Building Office on Friday.

#### 10:00 P.M. PETER BURNHAM MAP 31 LOT 16 ZONE AR

Mr. Foglio reviewed the on site tape and informed the board that Mr. Burnham had constructed a  $10 \times 10$  building on a  $12 \times 12$  platform without a permit. Old building to be torn down. Anna Jackson moved that the Burnhams tear down the old building and get a permit for the  $12 \times 12$  deck with the  $10 \times 10$  building, they must pay the fine for building without a permit under Section 2.03. Roland Denby seconded the motion. Vote was (3) in favor.

#### 9:50 P.M. WILLIAM RAWSON MAP 38 LOT 37 ZONE AR

Requesting reroofing of cottage & replace deck with pressure treated lumber with additional 10 ft. of deck and place cement blocks under the cottage to keep skunks out from under cottage. Footprint will remain the same. Lot has been surveyed.

Lawrence Jacobsen moved that the Rawson's be allowed to make necessary alterations to the cottage as per plan submitted excluding additional dimension increases on the deck. Dimensions on cottage to remain the same as exists no change in the footprint. Cement blocks or other necessary supports may be added under the cottage providing it doesn't stop free passage of air. The cottage is to remain seasonal summer cottage not to be winterized for winter use. Section 9.03 Roland Denby seconded the motion. Vote was (3) in favor.

Lawrence Jacobsen moved emergency business: Housing for migrant workers, Jerry Giles Orchards be taken up. Anna Jackson seconded the motion. Vote was in favor (3)

Anna Jackson moved to accept plan for housing for migrant workers to be seasonal not to be used year round for occupants. Anna Jackson withdrew the motion.

Lawrence Jacobsen withdrew his motion for emergency business, Roland Denby withdrew his second.

## SITE PLAN REVIEW RUSSELL & VICTOR WRIGHT MAP 4 LOT 31 ZONE AR

Mr. Wright did not notify abuttors. Building a sheet metal shop. Plans show several offices. Zoning does not define use differences. Each office would require 80,000 sq. ft. of property. Septic design presented with Site Plan Review does not appear to include office spaces. If redesigned and over 800 gal. per day output a Hydro study will be necessary.

Mr. Wright should present the following:

He should reflect bench mark on plans Show the width of Route 202 Present Septic Design Notify abuttors Public Hearing to be scheduled for June 14, 1989 at 7:30 P.M. Site Plan Review to be on the Agenda following the Public Hearing for action by the Board.

Meeting Adjourned at 12:10 A.M.

Respectfully submitted,

anna Jackson

Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

ATERBORO PLANNING BOARD

MAY 25, 1989

Discussion prior to the start of the meeting was as follows:

CMP called the offide and are increasing the smaller pole line that runs through the town. The pole height will be going from approximately 50 ft. in height to 80 ft. They would like to know what they need to do to clear this through the town? This is a Conditional Use. Notify CMP further information will be needed such as dimensions for the new substation, safety practice to be used surrounding the substation.

At 8:30 P.M. there were only three members present. Mr. Tufts the first appointment was asked to explain what his request was. A violation letter had been sent to Mr. Tufts from the CEO he was told a building permit was needed for the internal remodeling and the outside work that was done. Mr. Tufts explained that the cedar pilings were rotten and the cottage was in risk of falling. The front porch had rotted off and he had replaced it with the same dimension. He had moved the kitchen sink to a new location and installed new kitchen cabinets. He still has posts to replace with pressure treated posts. Plumbing that has been done is mostly replacement from vandalism.

MEETING CALLED TO ORDER AT 9:10 P.M. BY ACTING CHAIRMAN DWAYNE WOODSOME.

- I ROLLCALL: Present were Roland Denby, Anna Jackson, Lawrence Jacobsen and Dwayne Woodsome.
- II MINUTES OF PREVIOUS MEETINGS: May 10, 1989

## III COMMUNICATIONS AND BILLS:

- 1. MAP Annual Meeting
- 2. Letter from Mitchell & Assoc. Landscape Architects
- 3. Saco River Corridor Comm Notice of Intent
- 4. Notice of Decision ZBA
- 5. Maine Business Indicators Info
- 6. Info from American Society for Public Administration
- 7. May Issue of NEXUS
- 8. Letter from Michael Hammond
- 9. Info from Wright-Pierce
- 10. Small Business Dev Centers 1988 Annual Report

## IV REPORT OF OFFICERS AND COMMITTEES:

## V APPOINTMENTS:

8:00 P.M. TUFTS CONDITIONAL USE REQUEST

8:30 P.M. PROVENCHER CONDITIONAL USE REQUEST

9:00 P.M. OWEN & OWEN CONDITIONAL USE REQUEST

## JOHN TUFTS MAP 33 LOT 42 ZONE AR

Mr. Jacobsen was briefed on the information given previous to his arrival regarding this request.

Roland Denby recommended that no action be taken under Sections 2.04, and 9.03. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

Anna Jackson moved to refund the \$25. fee since he did not have to be in front of the board. Recommend that he go back to Code Enforcement Officer for a plumbing permit after the fact for installation of kitchen sink. Roland Denby seconded the motion. Vote was unanimous in favor (3).

## ROBERT PROVENCHER MAP 34 LOT 10 ZONE AR

Anna Jackson moved to table and that Mr. Provencher bring in a picture of the old deck. Lawrence Jacobsen seconded the motion. Vote was unanimous in favor (3).

Town attorney suggested that the request for Conditional Use from Owen & Owen be tabled. Roland Denby moved to table Owen & Owen appointment. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

## VI OLD BUSINESS:

## Ray Kellett

Dwayne Morin, Town Planner had contacted DEP. DEP had suggested that the town give written notice that they believe there was a filling in of a wetland. A permit is necessary. Dwayne to write a letter to that effect.

### Stanton Project

10 woods

A person had spoken to Dwayne Woodsome regarding a shed that is noted on the Sketch Plan presented by Mr. Stanton. The shed does not appear to meet setback of 35 ft. If the lot was created without leaving the correct setback or the lot line is shown incorrectly this will need to be addressed.

Motion to adjourn and seconded. Meeting adjourned at 10:10 P.M.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JUNE 14, 1989

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 8:03 P.M.

ROLLCALL: Present were Anna Jackson, Roland Denby, Judy Carll, Jon Gale, Dwayne Woodsome and Chairman, John Roberts. Lawrence Jacobsen came later during the meeting.

## II MINUTES OF PREVIOUS MEETINGS:

Dwayne Woodsome moved to accept the minutes of May 10, 1989. Anna Jackson seconded the motion. Vote was in favor (3). Vote unanimous.

Dwayne Woodsome moved to approve May 25, 1989 minutes as written. Anna Jackson seconded the motion. Vote was unanimous in favor (3).

#### III COMMUNICATIONS AND BILLS:

- 1. Info Re: Annual Mtg MAP and June/July Newsletter
- 2. Notice of Public Hearing from Alfred Planning Board
- 3. Info from Selectmen's Office
- 4. Notice to Abutters SMRT Re: Elementary School Site Plan
- 5. May & June Issue of UPDATE
- 6. Intent to File from Saco River Corridor Commission
- 7. Letter from Karen Lovell
- 8. ENTERPRISE magazine

#### IV REPORT OF OFFICERS AND COMMITTEES:

Account closed out and the final statement placed on file. Report from Town Clerk for a balance.

Anna Jackson moved that at treasurer's report be given every other month. Roland Denby seconded the motion. Vote was unanimous in favor (3).

## V APPOINTMENTS:

8:00 P.M. RESCHEDULED

8:30 P.M. RESCHEDULED

9:00 P.M. RESCHEDULED

#### VI OLD BUSINESS:

# RUSSELL & VICTOR WRIGHT/HERITAGE COMPANY SITE PLAN REVIEW

Check list followed for review of Site Plan presented. Noted width of right-of-way of 202 needed not just the pavement width. Sign permit needed. A new set of plans showing the correct right-of-way width.

Dwayne Woodsome moved to accept Victor Wright's plan for Site Plan Review for Heritage Company building provided before issuance of building permit the width of 202 (right-of-way) and the bench mark with a new set of plans be presented. Anna Jackson seconded the motion. Vote was (3) in favor. Unanimous Conditional Use needed? This can be handled with a separate motion.

Office space for professional rental. Main industry would be Heritage Company, restoration work. They break up copper by hand. Outside storage of planks, ladders and staging. Storage of slate to be within foundation area not seen from the road. Trailer? Would like to get rid of the trailer after building is up. Wholesaler of roofing cement five (5) ten gallon cans on site at at time. Hazardous Waste Ordinance be read. Chairman of the Hazardous Waste Committee will be checking to see if a permit is necessary.

Roland Denby moved to approve Conditional Use of facility providing that the rental space will consist of office space with office type work, no manufacturing or processing unless office nature and they comply with the Hazardous Waste Ordinance and contact Fire Department of contents in building under Section 3.06.03 #17. Anna Jackson seconded the motion. Vote was (3) in favor.

#### Mr. Noelette

Mr. Noelette present with attorney Peter Plumb. Requesting addition of sunporch and garage to be attached to existing cottage. Noelette had made request before the board and the board acted without Mr. Noelette being present. Mr. Noelette would rather not place garage at the rear of cottage. Area to the side of proposed addition Mr. Noelette has been before the board twice and before the Zoning Board of Appeals once. Douglas Foglio informed the board that he had been in touch with Mr. Plumb and had instructed him to call Sharon to get before the board. Mr. Plumb noted that the plan presented had not been turned down by the ZBA. Lot is not undersized. Mr. Noelette owns the right of way plus two lots. Was this within the Board's authority? Town Planner suggested the issue of jurisdiction be addressed. Variance needed.

Anna Jackson moved that Mr. Noelette go to the Zoning Board of Appeals due to the Planning Board not being able to act on request under Section 2.08 and 3.03. Roland Denby seconded the motion. Vote was (3) in favor.

Anna Jackson moved to refund the \$25.00 Mr. Noelette did not need to go before the Board. Vote was (2) in favor, (1) abstention, Chairman voted in favor. Motion passes.

#### STEVE KASPRZAK

Reviewing Gravel Erosion/Sedimentation plan with Hydro report for gravel extraction of 106 acre site. DEP had a difficult time approving a subdivision that would not be started for five to ten years and complete in twenty or more years. They felt regulations would change within that time. DEP requested core borings at a cost of \$600. - \$800. each to guarantee the location would support a septic system once the gravel was removed. Mr. Kasprzak has withdrawn the application. Gravel extraction permit submitted to DEP. Eleven agencies will review the information. Mr. Kasprzak asking for approval subject to DEP approval. Erosion & Sedimentation goes to York County Soil & Conservation Service and DEP. Town Planner informed the Board that the water study would be reviewed by DEP.

John Roberts abstained from voting.

Anna Jackson nominated Roland Denby for Vice Chairman. Dwayne Woodsome seconded the motion. Nominations ceased. Vote was (3) in favor.

Roland Denby chaired the meeting due to John Roberts abstaining.

Mr. Kasprzak noted that a second entrance would be used. The Black racer snake has been found in the old road. Silt fence to be used to keep the snake protected. Only one house in this area and there will be minimum impact to the homes in this area. Originally Mr. Kasprzak had intended to go to within 5 ft. of the water table. A more aggressive approach will be taken.

Lawrence Jacobsen arrived at 9:15 P.M.

The gravel extraction will remain 100 ft. from the Heath, the brook and Lake Arrowhead. 150 ft. from road and property lines. 3 to 1 slope kept where extraction comes within 25 ft. of property line. Intention is to grub 5 acres at a time. Stumps to be taken care of on site by burning or chipping. Top soil to be used for reclamation. Town Planner noted no burning allowed over a ground aquifer. Board suggested that Mr. Kasprzak pave the first 50 ft. of entrance area.

Noise to neighbors will be addressed in the application to DEP but would be minimal. Time of extraction to be from 7:30 A.M. to 5:00 P.M. Monday through Friday. Old pit to be closed when new permit is issued. Regular reports will most likely be given periodically.

Anna Jackson moved to approve the Erosion/Sedimentation Control Plan and Hydrogeologic Study subject to DEP approval and other concerned agencies. Dwayne Woodsome seconded the motion. Vote was (4) in favor.

Areas for Town Planner to work on before the next meeting:

Reclaimation & fee paid to review Hydro study. Construction allowed to go within 10 ft. of the lot line on grandfathered lot. See what can be done with this clause.

Questions from Code Enforcement Officer:

If a replacement Deck to the exact footprint as is now with proof by photo and on site inspection is necessary can the CEO issue the permit without P. Board approval?

Dwayne Woodsome moved acting under 9.03 a replacement of deck or structure within the town can be granted by CEO providing CEO verify the size before and after construction. Roland Denby seconded the motion. Vote was (4) in favor.

Does the following need P. Board review: A grandfathered lot in the village zone with a grandfathered structure that currently meets the 50 ft. setback from the front lot line requesting to build porch closer than 50 ft. to the front lot line? Board would need to review this.

In depth discussion regarding the issues that Mr. Randall's letters addressed. Is clarification necessary? Comprehensive Plan maybe to address this. Judy Carll does not see where it specifies in the Zoning Ordinance that you must add uses allowed by zoning. Dwayne Morin to contact Town Attorney for further clarification to recommended zoning changes.

Dwayne Morin hopes to have RFP for consultants complete in two weeks. Hoping to have a consultant on board by the end of July. Board members to receive a copy of RFP. Contract from the State has been returned. Dwayne has reworked the dollar figures to meet the new rules governing distribution.

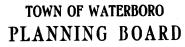
Mount Holly has a problem with ledge for their road. Suggesting changes so they will not have to blow the ledge and do ditches. Road review report necessary from Chairman on their suggestions.

Motion was made by Anna Jackson and seconded by Dwayne Woodsome to Adjourn at 10:44. Vote was unanimous (4).

Respectfully submitted,

anna Jackson
Anna Jackson

Secretary/Treasurer



WATERBORO, MAINE



PUBLIC HEARING

WRIGHT SITE PLAN REVIEW

JUNE 14, 1989

Public Hearing called to order by John Roberts, Chairman of the Waterboro Planning Board at 7:40 P.M.

Present were Anna Jackson, Roland Denby, Dwayne Woodsome, John Roberts, Judy Carll and Jon Gale from the Planning Board and four citizens.

Heritage Company, sheet metal shop, route 202 Waterboro proposing a building with shop at the rear for sheet metal shop. The business is a roofing company using slate and copper. This would supply the need for storage of materials and potential for second floor office rentals. Mr. Wright noted that he has no immediate plans for use of the extra office space but would like to be able to do so.

At a previous meeting Mr. Wright had been asked to reflect the bench mark to the elevation noted and to reference it to his plans. Discussion between Douglas Foglio and Mr. Wright regarding elevation and the level grade of his finished floor.

Mr. Wright will have to note the right-of-way width of route 202 not the pavement width on plans. DOT, Scarboro should have the information. Setback of the building as shown on the plans cannot be closer to the front lot line but can be further away.

Ray Dyer was present and commented that he had been discussing with Mr. Wright the possibility for a Hazardous Waste Permit. From what discussion they had it appeared that a permit was not necessary. Is there some way that the Planning Board could stipulate the intended use of the remainder of the building. This would assist the Town in proper Fire Dept. coverage and to insure that no hazardous waste was to be stored on the premises. The use would be covered under the Conditional Use allowed by Zoning. The structure is conforming it would be the potential use. The footprint of the structure to be just under 5,000 square foot.

Public Hearing closed at 8:10 P.M.

Respectfully submitted,

Anna Jackson

anna tackson

Secretary/Treasurer

# TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JUNE 22, 1989

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:55 P.M.

I ROLLCALL: Present were Anna Jackson, Roland Denby, Judy Carll, John Roberts with Lawrence Jacobsen and Jon Gale arriving during the meeting.

II MINUTES OF PREVIOUS MEETING: Anna Jackson moved to accept the minutes of May 22, 1989 as written. Roland Denby seconded the motion. Vote was (3) in favor.

#### III COMMUNICATIONS AND BILLS:

- 1. MAP President's Report
- 2. American Planning Association

## IV REPORT OF OFFICERS AND COMMITTEES:

## V APPOINTMENTS:

8:00 P.M. MIDDLEVIEW ESTATES

8:30 P.M. OPEN

9:00 P.M. OPEN

## MIDDLEVIEW ESTATES MAP 10 LOT 7 & 7-1 ZONE F&A - CONSERVATION

Grace Palmer presented the plan. Requesting waiver of soil erosion/sedimentation control plan and hydro study. This project was originally presented by John Grey. Town Planner noted that previous to this meeting the Board had expressed great concern with the erosion/sedimentation control plan. Grace is requesting SKETCH and PRELIMINARY approval this evening. This same plan had previously received SKETCH Plan approval under John Gray.

Discussion regarding the erosion/sedimentation control plan waiver. The reason Grace is asking is to expedite the project. If drives are placed as presented on plan there should not be more water runoff towards Middle Road.

Grace's intent at current status would be to sell 5 acre lot and hold on to the two remaining ten acre parcels. Town Planner suggested that the soil erosion plan be a condition on the Final Plan.

Anna Jackson moved to deny the taking over of John Grey's presentation of SKETCH Plan and accept the SKETCH Plan presented by Grace Palmer. Roland Denby seconded the motion. Vote was (3) in favor.

It was noted that the previous Plan of John Grey's had deed restrictions this submission does not include those. Green belt to be shown - no cutting within green belt to be a condition of the deed. Noting construction allowed for driveways and CMP pole.

8.8.1 Greenbelts referred to: Town Planner recommended due to sandy soil a 50 ft. greenbelt.

Roland Denby moved that a fifty (50) ft. greenbelt with no cutting of living vegetation within the greenbelt except for driveway entrances. Judy Carll seconded the motion. Vote was (3) in favor.

Driveways - first fifty (50) ft. be installed by the developer prior to building permit being issued. Trees cut, erosion control as presented. Sedimentation/Erosion Control Plan presented relies on a 100 ft. buffer. Sebago Technics to address issue of drainage if a 50 ft. buffer is used.

Roland Denby moved that surface and drainage evaluation be adhered to require 50 ft. of driveway be in place prior to sale of lots or building permit being issued, culverts will be at the discretion of the Road Commissioner or according to driveway entrance ordinance. Anna Jackson seconded the motion. Vote was (3) in favor.

Roland Denby moved if erosion/sedimentation plan as presented of Middleview Estates is implemented and noted on plan further review will be waived. Anna Jackson seconded the motion. Vote was (3) in favor.

Discussion of waiver of hydrogeologic study. Anna Jackson moved to waive the hydrogeologic study. Roland Denby seconded the motion. Vote was (3) in favor.

Roland Denby moved to accept Middleview Estates as Preliminary Plan with the following conditions:

Deed Restrictions Greenbelt Soil & Erosion Control Note on plan of Right-of-way width of Middle Road

Revised Preliminary Plan as soon as possible. Anna Jackson seconded the motion. Vote was (3) in favor.

Notice of Decision to be forwarded. \$100. to be brought in and copies of return receipts of notification of intent.

#### VI OLD BUSINESS:

Mount Holly: Sherburne Woods Subdivision

Road Review Committee has been out to check the subdivision road. Kevin Grimes requesting a change to road plan. Requesting that instead of making a cut into the property he be able to build up the Red School House Road.

Dwayne Morin, Town Planner noted the Road Commissioners Report to him:

Concerns that there would be a notable dip within the "P" making plowing more difficult. Road Review Committee concerned about ditch line. Will the ditch be installed as shown and approved?

Deeds presently being executed regarding the land dedicated to the Town of Waterboro for future widening of Red School House Road.

Kevin Grimes - reduce arc of cut and side grade slopes. Would insure proper installation of ditch line. Portion of the road by existing home on Red School House Road would not be centered to help the current owners so they would not be so close to the access area.

Town Planner suggested approval pending Road Review Committee Report and clarification of center line of Ross Corner Road.

Anna Jackson moved to approve new changes of Mount Holly Subdivision on two sheets showing road plan, accept changes subject to approval of Road Review Committee. Roland Denby seconded the motion. Vote was (3) in favor.

Michael Gagne:

Roland Denby moved to approve foundation, as per Westwood Drive plans, request for Michael Gagne under Section 9.03 pending approval of Department of Human Services application for variance of Septic System. Anna Jackson seconded the motion. Vote was (3) in favor.

Dwayne Morin, Town Planner Request For Proposal to be completed and sent out within the week.

Special Town Meeting July 18, 1989 Proposed Changes:

Extraction Operation Approval 4.04 to be added to Zoning Ordinance - to be sent to attorney

To be incorporated in the Comprehensive Plan. If pits were taxed on value of a gravel pit maybe people would be less willing to claim gravel pits under grandfather status.

Roland Denby moved to approve Section 4.04 Special Requirements for Extraction Operation Approval and this be sent to the attorney for legal examination. Anna Jackson seconded the motion. Vote was (3) in favor (2) members not voting.

Anna Jackson moved to have a Public Hearing on July 10, 1989 at 7:30 P.M. on the swing ordinance regulating swings on town land. Lawrence Jacobsen seconded the motion. Vote was (4) in favor with (1) abstention.

In depth discussion regarding proposed changes to clarify permitted lot sizes. Quick fix does not appear to be feasible. Board members concerned with home occupations.

Lawrence Jacobsen moved to bring changes proposed in attorney's letter dated 6/21/89 to Public Hearing on July 10, 1989. Anna Jackson seconded the motion. Jon Gale moved to amend the motion exempting home occupation in each district in each zone where it now applies. Anna Jackson seconded the amendment. Vote was (4) in favor. Amendment passes. Vote on amended motion is (4) in favor (1) abstention.

Check with Karen Lovell the changes still do not specify additional for each use to be added.

Judy Carll moved to clarify A & B to denote how much land you need. Jon Gale seconded the motion. Vote was (3) in favor (2) abstentions. Motion passes.

Jon Gale moved to move Conditional Use Requests to fill up the docket. Judy Carll seconded the motion. Vote was (5) in favor.

Motion to Adjourn by Anna Jackson second by Lawrence Jacobsen. Motion passes unanimously at 11:51 P.M.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING

MATERBORO PLANNING BOARD

JULY 12, 1989

MEETING CALLED TO ORDER BY VICE CHAIRMAN ROLAND DENBY AT 7:30 P.M.

I ROLLCALL: Present were Anna Jackson, Judy Carll, Jon Gale, Dwayne Woodsome and Roland Denby.

II MINUTES OF PREVIOUS MEETINGS: June 14, 1989 and June 22, 1989.

#### III COMMUNICATIONS AND BILLS:

- 1. July Issue of UPDATE
- 2. The Saco River Corridor
- 3. PATCH
- 4. Saco River Corridor Commission Notice of Public Hearing
- 5. Notice of Decision ZBA
- 6. New England Management Institute
- 7. Memo from CEO Re: Waterboro Elementary School Site Plan
- 8. Letter from Coalitions Attorney, John Bannon

#### IV REPORT OF OFFICERS AND COMMITTEES:

#### V APPOINTMENTS:

8:00 P.M. MCPHERSON SUBDIVISION

8:30 P.M. JOHN NADEAU

9:00 P.M. TOM COLE III

#### VI OLD BUSINESS:

1. SMRT Re: Waterboro Elementary School Addition Site Plan Review

Dana Morton representative from SMRT in attendance. Mr. Morton has had two meeting with the Code Enforcement Officer and the Town Planner and an informal meeting with the Planning Board. Changes as requested by the Fire Chief and the Town Planner regarding fire access land. Eighteen feet in width around the school complex and an access road from Old Alfred Road. An addition to the existing subsurface waste field.

Discharge of water to the detention area will be no problem. Each classroom has an outside access.

Question regarding the status of the gate opening allowing pedestrian flow through a back gate opening to Old Alfred Road. This has been brought to the District's attention previously. The Planning Board requested due to safety reasons that no pedestrian traffic be allowed from Old Alfred Road. Crash gate for the Fire Dept. access? Board noted a full gate preferable with a lock.

Mr. Morton noted a problem with the Fire access. DEP has a rule that more than three acres of open areas (area with no vegetation) receive DEP review. The Fire access throws the area into DEP review. Mr. Morton has researched and feels that placing stone under the Fire access and seeding over this area will take care of this problem.

Plans are currently with the State for review by necessary agents.

Approximate time frame of review hopefully two weeks.

Questions regarding flooding of the play area? Dana Morton noted that the drainage tile has not been maintained as well as the detention area. This should be done to prevent the flooding.

Well is being relocated.

Planning Board could send a letter of approval with conditions needing to be taken care of:

Width of Fire Access to be 20 ft.
Pedestrian gate be permanently closed.
Fire Access gate be full locking gate.
Fire Lane Exit to Old Alfred Road be kept open year round, with plowing necessary through the winter months.

Jon Gale moved to approve plans with exceptions to be noted in letter of approval. Anna Jackson seconded the motion. Vote was (4) in favor.

Old plan of existing Elementary School and survey placed on file. Letter of approval to be sent to Dr. Gallucci, CC to Dana Morton.

#### JOHN NADEAU VESTVIND SUBDIVISION LOT # 9 MAP #54 ZONE AR

House built too close to the front lot line. Mr. Nadeau explained that he had been misinformed by the building office of the setback requirements. A letter of no action had been granted by the CEO for the infraction. Lot size is 78,000 sq. ft.

Board members noted that the addition of garage would be compounding a violation. Addition of deck would not be closer to the lot line than existing house.

Jon Gale moved that plan for garage be denied and deck be accepted with side section of deck not to be further than (2) two feet from existing rear atrium door, if considering garage on the other side of the house he could return to the board for the request under Section 2.08. Judy Carll seconded the motion. Vote was (4) in favor.

#### TOM COLE III MAP 45 LOT 1526 ZONE R

Mr. Cole is requesting placement of house on lot in Lake Arrowhead Subdivision. Mr. Cole has Saco River Corridor Approval for placement of house 56 ft. from high water mark. Unable to meet 100 ft. setback from the water. All other setbacks can be met. Septic system is 100 ft. from the water. Section 2.08 covers this since lots were established prior to zoning. Board to determine if the house is positioned to best advantage, with placement of septic system in best location. Precedence of the board is to pass this if the above criteria is met.

Jon Gale moved to grant request, to meet all setbacks as per plan presented, meets all stipulations as per Saco River Corridor Commission permit under Section 2.08. Judy Carll seconded the motion. Vote was (4) in favor.

#### VII NEW BUSINESS:

#### MOUNT HOLLY SUBDIVISION: DEEDED EASEMENT

Karen Lovell called Dwayne Morin regarding the deeded easement. Everything is all set with the exception of the recording of the easement. This will be taken care of and a copy forwarded to the Planning Board.

Comments regarding the proposed changes made by Dwayne Woodsome. A 7-1 grade is not permissible. A hearing should be held complete with changes. These changes would not allow acceptance by the Town as a Town Road. Kevin Grimes has hired three contractors. The road requires blasting due to ledge. It appears that the developer does not wish to spend amount necessary for placement of road as approved. Appears that the Board needs technical advise. Maximum grad is 3-1. Road Review Committee to look at it and report back to the Board. Send letter to Road Review Chairman (Douglas Foglio) instructing the Road Review Committee to review changes presented by Kevin Grimes and report back to the Board. CC: Fred Fay Road Commissioner

June Day: Dwayne Woodsome requested, if he was not in attendance at the next meeting, the Board request the following:

- 1. Who owns the road they intend to use for the gravel pit?
- 2. Survey of the lot?
- 3. 500 ft. from water requires DEP approval.
- 4. Property has the 18th listed wetland in Waterboro.
- 5. First 50 ft. of entrance/exit be paved.

Anna Jackson moved to approve June 14, 1989 and June 22, 1989 minutes as written. Judy Carll seconded the motion. Vote was (4) in favor.

Town Planner noted the Special Town Meeting on July 18, 1989. The Planning Board members are requested to attend.

RFP to consultants due in next Wednesday. Proposals in would like to review with the Finance Committee, Planning Board and the Selectmen. Summary to be sent to the Planning Board members. Interviews to be scheduled July 24th to July 31st.

Dwayne Woodsome requested, if he were not at meeting for Stanton project, the following be considered by the Board:

There seems to be discrepancy regarding 60 ft. on front line. Survey in question. There is a building along Route 5. Depending where the line is determines whether a 35 ft. setback can be maintained for this structure.

McPherson did not show. Dwayne Morin will get in touch with him.

Anna Jackson moved to adjourn and Judy Carll seconded the motion. Vote was (4) in favor.

MEETING ADJOURNED AT 10:08 P.M.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer

4

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

JULY 27, 1989

MEETING CALLED TO ORDER BY DWAYNE WOODSOME, ACTING CHAIRMAN.

I ROLLCALL: Present were Jon Gale, Judy Carll, Anna Jackson,
Dwayne Woodsome and arriving later in the meeting Lawrence
Jacobsen.

#### II MINUTES OF PREVIOUS MEETINGS:

July, 12, 1989

Anna Jackson moved to approve July 12, 1989 minutes as printed. Jon Gale seconded the motion. Vote was unanimous in favor (3).

#### III COMMUNICATION AND BILLS:

- 1. Memo's From CEO Re: SAD #57 Bus Garage & Mr. Prokey
- 2. Dump Ordinance Changes
- 3. SMRPC Newsletter June Issue
- 4. Letter from SMRPC Re: Flood Plain Management "Video Course"
- 5. Letter to SAD #57 Re: Approval of Site Plan for Elementary School
- 6. SRCC Notice of Intent to File
- 7. Letter from S. Kasprzak Re: Special Town Meeting
- 8. DEP Issue Profile
- 9. Info Re: Economic Growth Report
- 10. Info on Affordable Housing
- 11. Letter from Smith & Elliott Re: Mount Holly
- 12. Letter to Road Review Committee Re: Mount Holly
- 13. Letter from Road Review Committee Re: Mount Holly
- 14. NEXUS

#### IV REPORT OF OFFICERS AND COMMITTEES:

#### V APPOINTMENTS:

8:00 P.M. JUNE DAY (Cancelled)

8:30 P.M. PROKEY

9:00 P.M. ARCHIE HOWE

#### VI OLD BUSINESS:

- 1. Conditional Use Permits Issued Needing Clarification
- 2. Mount Holly, Inc. Subdivision Sherburne Woods

#### 1. Conditional Use Permits Needing Clarification:

Judy Carll moved that a new certificate, Conditional USe be drawn to clarify the setback requirements and greenbelt for Map 46, Lot 2193 to Custom Built Homes of Maine. Jon Gale seconded the motion. Vote was unanimous in favor (3).

Anna Jackson moved that Ericksons be granted an extension and that it should be sent to the registry before August 25, 1989. Judy Carll seconded the motion. Vote was unanimous in favor (3).

#### 2. Mount Holly, Inc. Subdivision Sherburne Woods:

The proposed revision will have a 7 to 1 grade. Public Hearing was held prior to original approval of plans. Board appreciated the Road Review Comments however, would appreciate their technical assistance. Anna Jackson recommended no action be taken until new plan is presented and Doug Foglio, chairman of the Road Review Committee and Fred Fay, Road Commissioner, be present at the August 9, 1989 meeting and also Mount Holly be sent a copy of Road Review Recommendations. Jon Gale seconded the motion. Vote was unanimous in favor (3).

#### ARCHIE HOWE MAP 58 LOT 11 ZONE F&A

Permits for construction of a 12′ x 21′ nursery school. School will meet State Licensing requirements. This needs a Conditional Use Permit. Mrs. Howe has had a license for nursery school for six years. A yearly application is required for licensing. Fire inspector checks for safety. Water is tested. A yearly physical is required. School session 2 hours per day. September through May. Licensed for 12 children with one helper. Judy Carll moved to grant a Conditional Use Permit for a nursery school under Section 3.07.03, Item #12. to Elizabeth Jean Howe. Anna Jackson seconded the motion. Vote was unanimous in favor (3). Address: P 0 Box 507, N. Waterboro, Me. 04061.

#### MR. GEORGE RICHARDS MAP 38 LOT 35 ZONE AR

Requesting a 16 ft. extension of garage roof for use as a carport. Approximately 175 ft. from the lake. Driveway will not need an extension.

Anna Jackson moved to grant Mr. Richards request of a  $10^{\prime} \times 16^{\prime}$  carport addition to garage. Jon Gale seconded the motion. Vote was (3) in favor.

#### SAD #57 BUS GARAGE SITE PLAN REVIEW

Plans presented. CEO has reviewed and has no problem as long as this has Fire Marshall approval. Three bay garage, a working maintenance facility. Parking of buses to continue as is. Offices to be on first floor, second floor for parts storage and drivers facility. 90% of the maintenance currently being done outside will be done at the new facility. Oil and grit separator to be installed, outflow will go into dry well. Hazardous Waste Ordinance to be given to SAD #57.

Public Hearing is generally held for all Site Plan Reviews. Carol Rouillard noted that the SAD voted this in would this make a difference? Public Hearing scheduled pending chairman John Roberts approval for August 24th, at 7:00 P.M. prior to Regular Meeting and this to be placed under Old Business for action.

Need to show existing gasoline tanks on plan. Anna Jackson recommended approval of Site Plan as presented with addition of gasoline pumps to be sketched on plan and Public Hearing be set for August 24, 1989 at 7:00 P.M. pending Chairman's approval, subject to Hazardous Waste Commission and Fire Marshall approval. Jon Gale seconded the motion. Vote was (3) in favor.

#### MR. PROKEY MAP 35 LOT 23 ZONE AR

Requesting a two car garage approximately 80 ft. from the lake. Memo from Tim Nelson, Deputy CEO read and placed on file regarding DEP's notation of violation.

Anna Jackson moved to table Richard Prokey's request for garage and he be brought up under Old Business upon receiving DEP approval. Judy Carll seconded the motion. Vote was (3) in favor.

#### VII NEW BUSINESS:

- 1. SMRT SAD #57 BUS GARAGE SITE PLAN REVIEW (Previously discussed)
- 2. SMRPC: 1 PERSON NEEDED FOR COORDINATING FROM THE PLANNING BOARD Dwayne Morin to be the representative.
- 3. COMPREHENSIVE PLAN SUMMARY UPDATE

Reviewed by Dwayne Morin. Dwayne recommended interviewing two firms. Committee: Consisting of Selectmen, Finance Committee, Planning Board and Town Planner. Tentative date for interviews of August 8, 1989.

Anna Jackson recommended interviewing T Y Lin and Sebago Technics, Chairman, John Roberts and Vice Chairman, Roland Denby and anyone else from the board wishing to attend interview of August 8, 1989. Jon Gale seconded the motion. Vote was (4) in favor.

A note to Mr. Belanger to remind him of the deadline of his letter of credit.

Anna Jackson moved to Adjourn at 10:47. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer

anna Jackson

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WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

AUGUST 9, 1989

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:55 P.M.

I ROLLCALL: Present were Judy Carll, Roland Denby, Jon Gale, John Roberts, Chairman, Dwayne Woodsome and Lawrence Jacobsen.

#### II MINUTES OF PREVIOUS MEETINGS:

#### III COMMUNICATIONS AND BILLS:

- 1. Saco Rover Corridor Comm Re: S Kasprzak Permit
- 2. UPDATE August Issue
- 3. Info from Preservation Conferences
- 4. Saco River Corridor Commission Notice of Public Hearing
- 5. Letter from Phillip Gibbons Re: Lot 926 in Lake Arrowhead Estates
- 6. Letter from Mount Holly Re: Road Changes at Sherburne Woods
- 7. Easement for Rick Sears Re: Driveway Issue
- 8. PATCH

#### IV REPORT OF OFFICERS:

#### V APPOINTMENTS:

8:00 P.M. MALERBA 8:15 P.M. PICARD 8:30 P.M. BOUCHER 8:45 P.M. DUGAS 9:00 P.M. GAUTREAU

#### VI OLD BUSINESS:

- 1. MOUNT HOLLY, INC.
- 2. MIDDLEVIEW ESTATES

#### MOUNT HOLLY INC SUBDIVISION SHERBURNE WOODS

The Board had requested Douglas Foglio, Chairman of the Road Review Committee and Fred Fay, Road Commissioner to attend the meeting for review of the proposed changes in the road for Sherburne Woods.

Ledge appears to have created the problem. Mr. Foglio explained the differences in the two plans. Site distance in the circle with the new plan does not appear to be to town standards. Mr. Foglio noted that our ordinance does not include core borings to determine ledge factors. This would be beneficial in determining amount of letter of credit needed from developers.

Culverts are different form the approved road. Kevin Grimes has agreed in his letter to leave the original design of culverts. The grade of the road approved is 8 percent. New proposed road is 7.5%. Reason being he is raising the Town Road. No ledge profile has been done to date. Suggested Note on Road Plan as per Road Review Committee report would allow for natural run off from ledge under the road. If ledge is present there is no area reserved for placement of a 15" to 18" culvert for drive placement without having a raised area. Original Plan would not be totally correct with ledge present. The road plans were designed without ledge. If ledge is fractured it does not present problems for base of the road. Water will run through it. Any design with a dip is out due to site distance and plowing. Letter of credit should be upgraded. In default of letter of credit? Chairman of Road Review Committee to receive copies of Letters of Credit on file.

Contract Agreement: in default. With a change to the road the letter might need to be updated.

Fill will be greater with the new plan. Plans do not denote the fill to be taken from surrounding area.

Maintenance bond of \$5,000. should remain in agreement. Request for new estimates plan open for review.

Judy Carll moved to approve revised construction of road if the following conditions are met:

- 1. The intersection of Ross Corner Road and Sherwood Drive will be installed as a fill per revised plan.
- 2. The cross culverts at Station 0+00 will be installed as per the original approved plan.
- 3. Using the center line grade at station 8+00 which is the center of vertical curve #3 elevation 136.5 Vertical #2 must be lowered to a center line grade at station 4.26.86 of 135.00
- 4. Note #7 should read:

All ledge, rock and boulders shall be removed to minimum of 2.5' below finish center line grade under road and 3.25' below ditches.

Jon Gale seconded the motion. Vote was (4) in favor.

Jon Gale moved that Mount Holly secure a minimum of two (2) estimates as per new conditions, present a new contract and schedule of dates as a further condition to approval of road plan ledge profile be presented to allow Planning Board to better evaluate estimates. Roland Denby seconded the motion. Vote was (4) in favor.

Judy Carll moved that a new plan prepared for Planning Board Approval and Registry recording be presented for signatures with Milar. Jon Gale seconded the motion. Vote was (4) in favor.

#### MR. PICARD MAP 47 LOT 208 ZONE AR

Lot is currently vacant. A cottage burned then a trailer was placed on the lot. The trailer has been moved. Requesting placement of a 24' x 28' home on lot in Sherburne Lake area. Planning Board has tried to condition it to allow for least impact to area. A house on lot 209/210. No house on the other side. Board suggested that lines be run prior to placement of foundation or survey to place foundation.

Lawrence Jacobsen moved to grant Conditional Use Permit to Martin Picard for Map 47 Lot 208 to build their house no closer than 23 ft. to either sideline, that front and rear setbacks be met and they abide by all erosion control measures and that no decks, landings or additions be made to the 24 ft. design presented to the Board. Before Building Permit is issued a septic system conforming to State standards must be proven to exist on property or must be installed before Occupancy Permit is issued. Roland Denby seconded the motion. Vote was (4) in favor.

#### LUCIEN BOUCHER MAP 23 LOT 9

Requesting addition of 12' x 24' to rear of existing garage. Garage does not meet setback requirements. Addition for snowblower, lawnmower, etc. On site needed.

Jon Gale moved to schedule on site to review the proposed shed addition and consider the following:

Closeness to the Road and to the Brook.

Lawrence Jacobsen seconded the motion. Vote was (4) in favor. On site scheduled for Monday, August 14, 1989 at 9:00 A.M. to be brought up under Old Business at the next meeting.

#### DOROTHY DUGAS OSSIPEE LAKE

Requesting placement of "U" shaped dock at waters edge. A temporary structure. DEP contacted by Mrs. Dugas, Dana Murch and was informed that no permit was necessary.

Length of dock to be 15 ft. width to be 10 ft. Asked how this would be secured? Secured by posts at the shore and on legs or floating in the water. Dock to go towards town land. Structure is not permanent, no cement will be poured.

Lawrence Jacobsen moved to allow Mrs. Dugas to install her dock coming no closer than 10 ft. of either lot line under Section 7.01 Item #6 and should be capable of seasonal removal. Roland Denby seconded the motion. Vote was (4) in favor.

Roland Denby moved to apply the \$25.00 Planning Board fee to the Building Permit for the dock. Judy Carll seconded the motion. Vote was (4) in favor.

#### MR. GAUTREAU MAP 41 LOT 20 ZONE AR

Trailer on the lot when purchased currently being used for storage of tools and a small workshop. 10' x 12' deck would go towards brook. Foundation currently runs under existing cottage. Seasonal use only, septic system is towards the road. Gutting the inside, would like to insulate the new section. Mr. Gautreau has no intention of winterizing the cottage, for seasonal use only. Lake goes away from proposed addition of deck. Request to screen the deck. Roland Denby moved to approve screened in deck under Section 9.03 and 2.08 and proposed renovations. Properties to remain seasonal. Jon Gale seconded the motion. Vote was (4) in favor.

#### RICHARD MALERBA MAP 45 LOT 1533 ZONE R

Lawrence Jacobsen moved to allow Mr. Malerba to use 45' minimum front setback from Diamond Drive and a minimum of 33 ft. sidelines and a minimum of 75 ft. from the water as per Saco River Corridor Permit #15-185. Jon Gale seconded the motion. Vote was (4) in favor.

#### Old Business: Item #2. Middleview Estates

Jim Thibodeau of Sebago Technics was present with Grace Palmer. Requesting Final Approval for Middleview Estates. Update Sedimentation / Erosion Control Plan from 100 ft. to 75 ft. greenbelt, text on file.

Note on plan to read 1st 50 ft. of driveways shall be in place prior to issuance of Building Permit or sale of lots. #10 Culvert at the discretion of the Road Commissioner. Signature line on page #2 for Grace Palmer. Note added for driveway installation. Change note #18 from Cumberland County to York County. Preliminary Fee Paid.

Roland Denby moved to approve plan contingent on items being completed, milars and (5) copies of each page. Judy Carll seconded the motion. Vote was (3) in favor (1) abstention. To be signed at next meeting under Old Business.

Hydrogeologic study for gravel pit. Would the Board authorize Dwayne Morin, Town Planner to contact BCI Geonetics to get Perameters. Authorization granted by Board members.

Judy Carll moved to adjourn. Jon Gale seconded the motion. Vote was (4) in favor. Meeting adjourned at 11:23 P.M.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

AUGUST 24, 1989

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:40 P.M.

ROLLCALL: Present were Jon Gale, Judy Carll, Anna Jackson, Roland Denby, Dwayne Woodsome and Chairman John Roberts.

#### II MINUTES OF PREVIOUS MEETINGS:

Anna Jackson moved to accept the July 27, 1989 minutes as written. Roland Denby seconded the motion. Vote was (4) in favor.

Judy Carll moved to approved the August 9, 1989 minutes. Jon Gale seconded the motion. Vote was (4) in favor (1) abstention.

#### III REPORT OF OFFICERS AND COMMITTEES:

#### IV APPOINTMENTS:

8:00 P.M. POST OFFICE AUTO

8:30 P.M. DOWNEAST AUTO

9:00 P.M. JOHN FOLEY

#### V OLD BUSINESS:

- 1. Middleview Estates Final Plan
- 2. Boucher
- 3. SAD #57 Bus Garage

#### SAD #57 SITE PLAN REVIEW BUS GARAGE

Parking of buses in area around Superintendent's Office to remain at this time requested by the Board of Directors.

Fencing of area surrounding Bus Garage is an alternate in the bidding process.

Board felt that the concerns expressed by Mr. Dyer of the Hazardous Waste Commission should be addressed. The better system would possibly be a containment tank accessible from ground level. Mr. Morton felt he could come up with something that would satisfy the Board's request and also satisfy the State requirements. Mr. Morton requested conditional approval of Site Plan.

Jon Gale moved that Site Plan be approved conditioned on acceptable petroleum discharge containment system being approved by the Planning Board and the Hazardous Waste Commission and that a Hazardous Waste Permit be obtained prior to occupancy and conditional on overall plan citing:

- 1. Boundaries of the site and abutting streets with widths indicated
- 2. Footprints of all buildings showing the number of stories, access and use
- Layout and location of off-street parking; loading; and access drives; and vehicular maneuver-areas
- 4. Location and size of all signs, gasoline pumps, and other freestanding structures

Using a scale of 1" to 500'. Anna Jackson seconded the motion. Discussion: Sketch Plan format would be acceptable versus engineered plan. Note on plan that lighting existent on property surrounding bus garage.

Vote was (5) in favor.

POST OFFICE AUTO REQUESTING AUTO GRAVEYARD ZONE VILLAGE

Video tape reviewed by the Board of on site. Approximately 100 junk cars on property 50' to 150' along road parallel to brook. James Audiffred attorney present for Post Office Auto noted that his client was requesting a Conditional Use Permit for auto graveyard. A junkyard has been located on present property for a number of years. Mr. Audiffred expressed his opinion that due to commercial activity in the Village zone this would be the only place for a junkyard. Junkyard permits are non-transferrable. Board questioned if there has ever been a licensed junkyard on this property. Board expressed concerns with the closeness of neighbors well and the school complex just the other side of the brook.

DOT and the State Police have been down and looked the situation over.

Karen Lovell, attorney for the town does not see the board could grant a Conditional Use unless it is a listed use in the Zoning Ordinance.

Questions regarding grandfathered status of junkyard. Proof that this was in existence prior to the Zoning Ordinance falls to Mr. Hindle. Mr. Audiffred asked if an affidavit would be enough to prove the grandfathered status? Karen Lovell felt that the board would have to see the affidavit before the board could make a judgement.

If junkyard existed prior to Zoning Ordinance and was in continuous use since that time the junkyard would be grandfathered. A permit for the junkyard would still be necessary. Karen Lovell also expressed concern as to whether the Planning Board had the right to review this at all. The CEO/Building Inspector should determine if its a Conditional Use. If situation proposed is not a written Conditional Use then the CEO/Building Inspector would send the person to the Zoning Board of Appeals rather than the Planning Board.

Upon receipt of proof of the grandfathered status of junkyard Mr. Hindle could return to the CEO. A junkyard permit through the Waterboro Selectmen would still be needed.

DOWNEAST AUTO AUTO GRAVEYARD REQUEST VILLAGE ZONE

This is not a permitted use in the Village Zone. It is not a Conditional Use in the Village Zone. Board cannot act on request under Conditional Use. Zoning Board of Appeals for request. Mr. James Gerry discussed different parcels for location. Board informed him that the next available meeting is November 8, 1989. If site is flagged out Van Foglio could make an on site. Conditional Use and Permit from the Selectmen would still be necessary.

JOHN FOLEY GRAVEL EXTRACTION PROJECT SILAS BROWN ROAD

Request for gravel extraction on Glen Dyer property. Subdivision is Hone Tree Knoll. Area to be extracted is 4.97 acres. This would not need review by DEP since it is under 5 acres. Hydro study is not complete. Two hog backs exist on the property at 140' elevation. Finish would have a 1% grade, base elevation of 108'. Area is in excess of 150 ft. from the brook. Section 3.06.03 Item #4. Conditional Use. Mr. John Foley has purchased the mineral rights approximately 113,000 yards. Town Planner supplied information for the Hydro study for the gravel pit.

Public Hearing to get abutters opinion. Expect the hydro study to take 2 weeks. Intend to have 3 monitoring wells to determine exact location of high water mark. Glen Dyer present with his wife Debbie noted that in the surrounding wells that he has found a static level to be 40 to 60 ft.

Questions regarding grandfathered status of the pit from Board members. Mr. Foley does not wish to dodge the hydro study so the grandfathered status as far as he is concerned does not matter.

Hydro study with review should be done prior to Public Hearing.

Mr. Foley does not intend to have any crushers and only temporary use of screen. Reclaimation: Dyers would like to have this as grazing land for animals. Loam will be stock piled on site and spread with seed as per State guidelines upon completion. Mr. Foley will pave the first 75 ft. and place calcium chloride on the remainder of the road. Approximate width of road is 18 ft., 24 ft. width to be graded. Length of time for project 1 to 4 years. 500-600 yards per day. 7:00 A.M. to 5:00 P.M. extraction hours. State reclaimation statistics to be supplied for John Roberts to review.

BOUCHER

HAMILTON ROAD

ADDITION TO GARAGE

Roland Denby moved to deny the request due to the fact that it would decrease the setback from the brook. Judy Carll seconded the motion. Vote was (5) in favor.

Sharon to contact Doug Foglio and Kevin Grimes for written information concerning Mount Holly Subdivision Road concerns. Mr. Foglio to instruct the Board regarding what action he felt the Board could take and further information from Kevin Grimes.

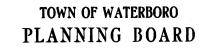
#### VII NEW BUSINESS:

**VIII ADJOURNMENT:** Jon Gale moved to Adjourn at 10:24 P.M. Roland Denby seconded the motion. All in favor.

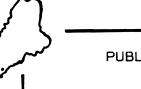
Respectfully submitted,

Anna Jackson

Secretary/Treasurer



WATERBORO, MAINE



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PUBLIC HEARING

SAD #57 BUS GARAGE AUGUST 24, 1989

Meeting was called to order by Chairman, John Roberts at 7:15 P.M. Present from the Board were Anna Jackson, Dwayne Woodsome, Judy Carll, Jon Gale, Roland Denby and Chairman John Roberts.

Dana Morton of SMRT presented the aerial photo showing the entire complex where the Bus Garage will be located including the schools and the Superintendent's Office. Bid is out for three different proposals. One is for the building with partial paving of marked parking area. One is for the building with entire paving of marked parking area. One is for the building and gravel parking area. Pending the outcome of the bid process will determine which option is to be completed.

The purpose of the oil separator is to separate any drippings from the buses that will be collected through the use of 3 floor drains in the service area. It is to be a factory oil separator on the outlet of the drain. Oil goes into a trap and the water will go into a dry well.

Ray Dyer of the Hazardous Waste Commission spoke of his concerns with the floor drains. Ideally the process sounds good however vehicles in a garage could have other substances dripping that the separator might not pick up. Mr. Dyer spoke of an alternate use of open floor trench with metal grates. Mr. Dyer was very concerned with the potential hazard to the environment if the separator malfunctioned and the substances getting into the ground water.

Mr. Morton mentioned that the State of Maine does not allow open trench floor drains. Both Mr. Morton and Mr. Dyer felt that an alternate drainage system could be used.

Area surrounding gas tanks is gravel with cement slab, powered from the Jr. High.

Chairman, John Roberts asked how much area would be covered by the proposed project including parking. Mr. Morton noted approximately 1 1/2 acres including building.

Garage will have three big bays. No office space on the second floor. Parts storage and driver facility on the second floor. Bathroom facilities on both floors. Offices on main floor with handicap access.

CMP is proposing moving the power lines to the edge field near the brook.

Meeting closed at 7:30 P.M.

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

OCTOBER 11, 1989

MEETING CALLED TO ORDER BY CHAIRMAN JOHN ROBERTS AT 7:27 P.M.

ROLLCALL: Present were Anna Jackson, Roland Denby, Lawrence Jacobsen, Dwayne Woodsome, Judy Carll, Jon Gale and Chairman John Roberts.

II MINUTES OF PREVIOUS MEETING: September 28, 1989.

Anna Jackson moved to accept September 28, 1989 minutes as printed. Lawrence Jacobsen seconded the motion. Vote was (3) in favor, (2) members abstained.

#### III COMMUNICATIONS AND BILLS:

- 1. Letter of transmittal Re: SAD #57 Bus Garage
- 2. Letters of Decision from Zoning Board of Appeals
- 3. Notice of Intent from Saco River Corridor Commission

Variances that went through the Zoning Board of Appeals. Chairman did not understand why Tim Nelson had sent these requests to the Zoning Board of Appeals. These particular lots in Lake Arrowhead have usually come through the Planning Board. Letter to the CEO to clarify his actions. Planning Board usually handles these under Section 2.08 of the Waterboro Zoning Ordinance.

#### FIELDSTONE ACRES

Since none of the appointments were present at 7:40 the Board took Fieldstone Acres first. Waivers to be delt with after on site meeting and the Public Hearing. Changes to the SKETCH Plan noted by Mr. Dennis Brown. Mr. Brown incorporated suggestions made by the Planning Board members. Lines denoting the conservation area are quite a bit larger than mapped by the Wetland Mapping recently completed for the Town. Deed restrictions presented and placed on file. Neighboring lots would hopefully note possible violations to either Mr. Brown or the Code Enforcement Officer. The conservation area will be defined by meets and bounds on the Final Plan. #3 of Deed restrictions regarding the Conservation zone regarding paving. Mr. Brown noted his reasons for this stipulation. Mr. Brown noted these are proposed deed restrictions these could still be changed if necessary.

Mr. Brown noted that he had been in touch with a Roger Gobeil of DOT regarding traffic flow and curb cuts for driveway entrances.

Mr. Brown presented the Board with Certificates that he has received from the town of York for his subdivisions.

Storm water management system: The conservation area is actually Mr. Brown's storm water management system.

Roland Denby moved to waive Section 9.5 of the Subdivision Regulations. Dwayne Woodsome seconded the motion. Vote was (5) in favor.

Note on plan would allow the CEO to act if someone violated the restrictions of the deed regarding the conservation area.

Anna Jackson moved to waive the Erosion & Sedimentation Control Plan. Jon Gale seconded the motion. Vote was (5) in favor.

Soils show perfect for subsurface waste. Mr. Brown requesting a waiver of the Hydro study. The Board explained to Mr. Brown that the usual break for waiving the Hydro study has been 3 lots. To this date all subdivision have been required to complete Hydro study and it is protection for Mr. Brown as well as abutting lot owners.

Lawrence Jacobsen moved that Dennis Brown be required to do a Hydro study in conformance with the standards required by the Town of Waterboro. Roland Denby seconded the motion. Vote was (4) in favor, (1) abstention.

Jon Gale suggested the developer get estimates of the cost and if he feels there is still a problem he could come back before the Board.

Note on plan that ingress/egress from Lot #3 & #4 be from the 50 ft. right of way.

Well in greenbelt could be addressed if necessary at a later time.

Preliminary Checklist gone through quickly.

Signature line for the Developer, Easement notation of width, Building setback lines, dimensions and area of lots.

#### IV TREASURER'S REPORT:

Anna Jackson, Treasurer reported Balance of \$4,280.28 in the Planning Board account.

#### V APPOINTMENTS:

8:00 P.M. ROSE PYLES

8:30 P.M. BRIAN MOORE

8:45 P.M. WILLIAM RAWSON

9:00 P.M. TIM GREATON

#### 8:00 P.M. ROSE PYLES MAP 16 LOT 7 ZONE AR

Four years ago Rose had requested an 8 x 10 gift shop. Mr. Foglio said she did not need a special permit. If used other than storage a Conditional Use Permit would be needed. Sale of knickknacks and crafts the primary use. Driveway used for parking area not on Route 5.

Anna Jackson moved that Rose Pyles be granted a Conditional Use Permit for a Gift Shop under Section 7.03. Conditional Use Permit not transferrable. Lawrence Jacobsen seconded the motion. Vote was (6) in favor.

#### 8:30 P.M. BRIAN MOORE MAP 17 LOT 9B ZONE F&A

Mr. Moore has been through Saco River Corridor Commission for Permit to add a breezeway and a barn to existing structure. Lot and structure are grandfathered. Dwayne Woodsome moved to grant Brian Moore's request to construct a breezeway and attached barn as per Saco River Corridor Commission Permit. Judy Carll seconded the motion. Vote was (6) in favor.

#### 8:45 P.M. VILLIAM RAVSON MAP 38 LOT 37 ZONE AR

Requesting placement of a retaining wall at the rear of the cottage. Lawrence Jacobsen asked if the cottage had a loft. The Rawson's noted that the old cottage had a loft and the new one did also. The Rawson's invited the Board to come and look at the changes made. Retaining wall to hold soil from eroding.

Lawrence Jacobsen moved to approve the retaining wall according to DEP Approval & Specifications, erosion control measures be followed and that approval does not take place until detailed information and specifications are presented for approval under Old Business at the meeting following submission to the Board. Roland Denby seconded the motion. Vote was (6) in favor.

#### 9:00 P.M. TIM GREATON NO SHOW

#### VI OLD BUSINESS:

- 1. FIELDSTONE ACRES (Previously handled)
- 2. RICHARD PROKEY
- 3. SAD #57 BUS GARAGE

#### 2. RICHARD PROKEY

Mr. Prokey requesting placement of garage at the rear of his cottage., This would not obstruct anyone's view of the water. Garage is staked out. Jon Gale felt more information was needed. On Site inspection also needed. Mr. Prokey to reflag the site is necessary. A copy of his deed to be presented. On Site set for October 18, 1989 at 9:30 A. M. Members to meet at the Town Offices.

#### 3. SAD #57 BUS GARAGE

Dwayne Woodsome moved to approve the Bus Garage with Ray Dyer's Approval in writing to SMRT. Judy Carll seconded the motion. Vote was (6) in favor.

Site Plan for the Elementary School in question regarding additional classrooms not previously submitted at the time of Site Plan Approval. SMRT has notified the Town Office of possible changes. Board felt the SAD #57 project would need to come back before the Board for review of changes.

Post Office Auto: Regarding information requested the night of their meeting. No information has been provided as yet of grandfathered status. Mr. Beeler made a request for placement of a trailer on the remaining land about three years ago. No mention of a graveyard was made. The Town records do not show a licensed graveyard. Dwayne Woodsome moved to notify the Selectmen that Post Office Auto has not provided the Board with information regarding the grandfathered status of the Auto Graveyard. Steps to have the junkyard cleaned up should be taken. If information can be gathered Dwayne Woodsome will make presentation to the Board of Selectmen. Jon Gale seconded the motion. Vote was (6) in favor.

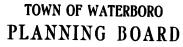
Jon Gale and his wife are still interested in focus groups. If Dwayne Morin is still interested they should get cracking!

MOTION TO ADJOURN AT 10:20 P.M.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer



WATERBORO, MAINE



#### FIELDSTONE ACRES PUBLIC HEARING

OCTOBER 11, 1989

Present from the Planning Board were Chairman John Roberts, Anna Jackson, Lawrence Jacobsen, Dwayne Woodsome and Roland Denby.

Hearing Called to Order by Chairman at 7:08 P.M.

Dennis Brown, developer and surveyor, Bill Pierce presented proposed project to the people in attendance. Road cuts on West Road seemed to be an issue expressed by the people in the area. Seven lots all in excess of 2 acres. Total lot size of project is 25 acres. Right of way leading to the rear of the remaining property to be deeded to Mr. Brown's wife and son with nothing to be done with the property for 5 to 7 years from the date of acceptance.

Deed Restrictions proposed handed out to all in attendance. Reviewed by the developer. 75 ft. greenbelt by ordinance of the town, removal of trees for driveways and utilities, fieldstone wall to be preserved in keeping with the rural area. Privacy by no clear cutting. Easement for conservation area identified wetlands. Restrict activity occurring in this area.

Soils tests have been completed. Soils show ideal for on site disposal systems. Also intend to locate a well on each site.

Proposed Deed Restrictions are to run forever. This will aid in not depreciating the value of the surrounding property and also keep the rural character.

Mr. Fred Pierce asked about the lot at the rear of the subdivision. Mr. Brown responded: Wife and son have dual ownership to insure proper use of lot.

Topography complete. Vegetation less than 30 years old.

Ron Jarosz asked about the size of the lot being deeded to Mrs. Brown and son. Lot to be approximately 11 acres in size. A 5 to 7 year time frame before this lot could be used. Asked if further subdivision of this lot would be possible? Mr. Brown noted that he did not feel it would be legally possible since due to the length of the Dead End Road requirements per Town Ordinances.

Plans for construction will have to be approved by Mr. Brown in

writing before a person can build. Mr. Brown noted that the cuts for the drives have been reversed to keep entrances for interfering with the drives present directly across from project.

No further questions. Meeting adjourned at 7:24 P.M.

Developer noted to all in attendance his availability for questions or concerns. Chairman noted that this project would be under Old Business for review of Public Hearing all people invited to attend.

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

OCTOBER 26, 1989

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:45 P.M.

I ROLLCALL: Present were Anna Jackson, Judy Carll, Lawrence Jacobsen, Dwayne Woodsome and Chairman, John Roberts.

CEO: REGARDING VERIFICATION OF ISSUES BROUGHT BEFORE THE BUILDING OFFICE.

STEVEN BOIVIN BUFF BROOK ESTATES SETBACK VIOLATION

Mr. Boivin has been to see the Selectmen and he is swapping equal amounts of property with neighboring lot owner to be able to come into compliance with the Zoning Ordinance. In doing so he will need to present the Board with a revised subdivision plat. Board informed Mr. Foglio that he will need to notify all people on the milar being changed. A Public Hearing will have to be held hopefully prior to an appointment. An appointment will have to be reserved. SMRT can stake out the new line.

CMP REQUESTING FORMAT OF NOTIFICATION FOR CONDITIONAL USE TO UPGRADE NEW LINES

The Board felt that CMP should reserve an appointment and they will have to seek DEP approval if any changes are disturbing soil within water areas and notification to property owners as per Zoning Ordinance will be necessary.

#### CLINTON PRESBY

Mr. Foglio notified the board that Mr. Presby seems to have constructed his new house on the wrong property. His question was regarding an abutter selling land. Does the amount of land have to be enough to make the substandard lot meet five acres as required by zoning or can enough land be sold to allow structure to meet town setbacks? Board suggested attorney's opinion.

II MINUTES OF PREVIOUS MEETINGS: Anna Jackson moved to accept October 11, 1989 minutes as printed. Dwayne Woodsome seconded the motion. Vote was (4) in favor.

#### III COMMUNICATIONS AND BILLS:

- 1. October Issue of UPDATE
- 2. Info from Maine Coast Heritage Trust
- 3. Letter from Civil Consultants Re: Foley Project
- 4. Notice of Intent to file from Saco River Corridor Comm
- 5. Letter from Ray Dyer-Hazardous Waste Comm Re: Bus Garage

#### IV APPOINTMENTS:

8:00 P.M. DAVID THAYER

8:15 P.M. NANCY THORNTON

8:30 P.M. HEATH'S VARIETY

9:00 P.M. SANDY MCFARLAND

#### 8:00 P.M. DAVID THAYER MAP 8 LOT 17 ZONE V

Requesting automotive repair service for himself on a part time basis. Board referred to Section 3.04.02 Item #13. If they had 80,000 square foot of land it is a Conditional Use.

Lawrence Jacobsen moved that request be denied due to insufficient lot size under Section 3.04.02. Dwayne Woodsome seconded the motion. Vote was (4) in favor.

#### 8:15 P.M. NANCY THORNTON MAP 18 LOT 3 ZONE V

Request for nursery school on grandfathered lot in the Village Zone. Existing building has been used for residence. Approximate size of lot is 10,500 sq. ft. Fire Marshall has inspected. Wee People Nursery School. Liability insurance is required. Planned sessions are twice a day 9:00 - 11:00 A.M. and Noon to 2:00 P.M. Owner to be the only employee. License is for 12 children.

Dwayne Morin to check with Town Attorney. Use as a residence is grandfathered. To change the use would be a Variance. Clarify with attorney.

Judy Carll moved to waive fee if the Board cannot help. Dwayne Woodsome seconded the motion. Vote was (4) in favor.

### 8:30 P.M. HEATH'S VILLAGE VARIETY SITE PLAN REVIEW

One Office rental space above garage. Tim Nelson has looked at the site plan and everything checked out okay.  $30^{\circ} \times 35^{\circ}$  garage. New design for septic system includes all business and residential uses. This is under 800 gallon flow. Intended future use of house is for Commercial use. Mr. Allen is aware that he will need to come back before the Board for any changes.

Board requested that the Deputy CEO forward written notice to the Planning Board of a complete application.

Mr. Allen had not notified abutters of his intentions. Mr. Allen claimed that he did not know this was necessary. Board's in the town had not been notified by the Secretary.

Anna Jackson moved that Mr. Allen be granted permits for the office over garage after notifying abutters as to his plans by notarized signature on letter or witnessed signatures. Motion dies for lack of a second.

Anna Jackson moved Mr. Allen be granted permission for office over garage if after notification by certified mail no negative response from abutters this to be approved at next meeting. Lawrence Jacobsen seconded the motion. Vote was (3) in favor. Dwayne Woodsome abstained from voting since he is an abutter.

Lawrence Jacobsen moved that a building permit can be issued for office rental, the permit may be revoked if Site Plan is not approved. Anna Jackson seconded the motion. Vote (3) in favor. Dwayne Woodsome abstained.

#### SANDY MCFARLAND MAP 41 LOT 1A ZONE AR

Requesting a deck on the front of cottage. Deck would not extend towards water closer than existing building. Froposed dimensions are  $12^{\prime} \times 30^{\prime}$  and a side deck of  $4^{\prime} \times 16^{\prime}$ . Formula used as per State Law. This addition meets the 30% rule.

Anna Jackson moved to grant Sandy McFarland a  $12^{\circ} \times 30^{\circ}$  deck and a side deck of  $4^{\circ} \times 16^{\circ}$  not to exceed 30% of the size of camp or extend closer to the water than existing camp, deck not to be closed in. Judy Carll seconded the motion. Vote was (4) in favor.

#### V OLD BUSINESS:

- 1. Saco River Telephone & Telephone
- 2. Pauline Lawrence
- 3. William Rawson
- 4. Richard Prokey
- 5. SAD #57 Elementary
- 6. SAD #57 Bus Garage

### SACO RIVER TEL & TEL CO

Saco River notified abutters in Lake Arrowhead as requested by the Board. Two people have called the Town office with questions. No negative responses were received. A suggestion was made from representative regarding possible notification of Conditional Use Request to avoid time delay. Board noted it was the responsibility of the applicant by zoning to make such notification.

Dwayne Woodsome moved to approve Conditional Use Request under Section 3.05.03 Item #4. Anna Jackson seconded the motion. Vote was (4) in favor.

#### RICHARD PROKEY MAP 35 LOT 23 ZONE AR

On site completed. Boundary markers plus copy of the deed the board members felt that a true boundary survey should be completed since one pin appears to be missing and the exact location of the lot line between Mr. Prokey and his son is not known. Section 2.08 of the Zoning ordinance allows the Board to request a boundary survey. Lawrence Jacobsen moved to deny Richard Prokey's request for building until he comes back with a true boundary survey. Upon presentation of said survey he can come back under Old Business. Anna Jackson seconded the motion. Vote was (3) in favor (1) abstention.

#### PAULINE LAWRENCE

On site committee reported a carport, deck and retaining wall fairly new. Tax records show these are fairly new. Anna Jackson moved that the alleged violation of carport, retaining wall and the deck go to the CEO for clarification prior to action by the Planning Board. Lawrence Jacobsen seconded the motion. Vote was (3) in favor (1) abstention.

#### WILLIAM RAWSON

Mr. Rawson provided the information requested by the Board at previous meeting. Dwayne Woodsome moved to approve as per 10/11/89 minutes and detailed print per order of DEP. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

#### SMRT SAD #57 ELEMENTARY SCHOOL SITE PLAN

Additional two classrooms at the rear of addition and possibly one classroom on the front. Updated Site Plan presented by Dana Morton. Chairman expressed his concerns regarding the vote before the towns. What had actually been voted on. Dana Morton noted that the additional classrooms would not mandate more parking than is provided on original plan. Addition to septic system would be necessary. Temporary fencing around the project during construction has been added. A foundation permit only has been issued by the Town due to the additional classrooms not having been approved. DEP's open surface area of 3 acres is still being met.

Anna Jackson moved to accept site plan based on vote taken by SAD towns and pending approval of application in writing by CEO. Lawrence Jacobsen seconded the motion. Vote was (4) in favor. Further discussion on actual funding issue and the need for a Public Hearing. Suggested asking the town attorney for advice. Mr. Morton expressed his understanding of the situation as the portion provided by state funding that was adding the extra 2 classrooms. Dana Morton will be in touch with Dr. Gallucci regarding the vote etc.

#### SAD #57 BUS GARAGE

Letter from Ray Dyer of the Hazardous Waste Commission regarding containment system placed on file. Dwayne Woodsome moved to approve Site Plan of SAD #57 Bus Garage with Hazardous Waste Commission approved containment system. Judy Carll seconded the motion. Vote was (4) in favor.

Motion to adjourn at 10:45.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD NOVEMBER 8, 1989

MEETING CALLET TO ORDER BY ROLAND DENBY VICE CHAIRMAN AT 7:50 P.M.

- I ROLLCALL: | Present were Jon Gale, Judy Carll, Lawrence Jacobsen, Anna Jackson and Roland Denby Vice Chairman.
- MINUTES OF PREVIOUS MEETINGS: Lawrence Jacobsen moved to 11. approve the October 26, 1989 minutes. Judy Carll seconded the motion. Vote was (3) in favor.
- REPORT OF OFFICERS: Treasurer reports Balance as of 11/7/89 111 \$3,881.88.

#### ١٧ **APPOINTMENTS:**

8:00 P.M. ROBERT ALEXANDER

8:15 P.M. DOWNEAST AUTO

8:30 P.M. EMILE LAMONTAGNE

SANTOS ' 8:45 P.M.

9:00 P.M. HENRY GARDNER.

#### ROBERT ALEXANDER

MAP 35 LOT 26 ZONE AR

Requesting placement of a new home where a trailer now exists. lot are a Boathouse with two bedrooms and the trailer at the rear of the lot. Permit by rules application has been made to DEP. design for septic system presented. A new well is planned for new home. Old trailer to be removed. Location of home is on a lane with very little traffic. Home to be for retirement. Jon Gale moved to grant a permit using a minimum of 75 ft. setback from high water mark, no part of structure to be closer than 75 ft., leachfield be placed in a southwesterly direction, structure to go no closer than 33 ft. from sideline and no closer than 10 ft. to rear line and septic system from boathouse to be tied in to the new field. Judy Carll seconded the motion. Vote was (3) in favor, (2) abstentions. Motion passes.

#### DOWNEAST AUTO

LOT 19 MAP 1

ZONE AR

Location of cleared area to be used for auto graveyard is approximately 750 ft. from Mr. Gagnon. Approximately 2 acres is cleared. Number of cars to be stored in this area approximately 150. Planning on moving the cars from behind the auto body shop to this location. There will be no crushing on site the cars will be trucked Mr. Gerry has to meet State Regulations. Natural screening necessary. Board reviewed a tape of on site done by Lawrence Jacobsen and Town Planner. Mr. Gerry currently holds a Hazardous Waste Permit.

This is a Conditional Use in the AR Zone. Certified letters of notification to abutters or a letter from abutters? 14 days for response.

Jon Gale moved a permit be granted conditional on certified letters sent to all abutters and after 14 days if either abutters do not respond or no negative response it be granted at that time. If negative response a Public Hearing to be scheduled. 150 cars allowed and limited to area currently cleared measurement to be verified, Conditional Use Permit non-transferrable, Hazardous Waste Commission approve plan for storage of disposed batteries, gas, by products of junk cars. Lawrence Jacobsen seconded the motion. Vote was (5) in favor.

#### EMILE LAMONTAGNE MAP 35 LOT 11 AR

Mr. Lamontagne has a dock in the water that measures 20 ft. in length, ordinance states 15 ft. however the dock has been there for approximately 18 years. CEO sent Mr. Lamontagne to the Planning Board. This dock is in the water for less than 7 months. Dwayne Morin to contact the Town Attorney regarding this matter. Anna Jackson moved to waive the fee of \$25. if after consulting town attorney it is determined Mr. Lamontagne can go to the Zoning Board of Appeals. Lawrence Jacobsen seconded the motion. Vote was (4) in favor.

#### MR. SANTOS MAP 47 LOT 147 ZONE AR

Mr. Santos is requesting a deck towards Lake Sherburne and requesting enclosing existing deck 7'  $\times$  12'. State Law and the Waterboro Zoning Ordinance do not allow construction closer than 100' to the high water mark.

Lawrence Jacobsen moved that existing entrance way of  $12' \times 7'$  to be enclosed and roofed over and that a deck be allowed on front to go no closer than 100 ft. from high water mark, and no wider than 35 ft. wide and that the area between existing porch and front deck be allowed to be decked, lot line setback bordering lot #146 be no less than 23 ft. Anna Jackson seconded the motion. Vote was (5) in favor.

#### HENRY GARDNER MAP 32 LOT 32 ZONE AR

Request to raise existing structure to replace foundation. Closest point to water is approximately 13 ft. Full foundation. Board concerned with DEP comments regarding the environmental impact. Cottage to be raised 2 1/2 ft.

Lawrence Jacobsen made a motion that the Board hold the plan until information back for DEP, once information is received Mr. Gardner will be placed under Old Business. Anna Jackson seconded the motion. Vote was (5) in favor.

#### VI OLD BUSINESS:

#### RAY KELLETT MAP 32 LOT 49 ZONE AR

Mr. Kellett wishes to construct a woodworking shop and part of shed. New plans presented and placed on file. Mr. Kellett has DEP approval. Location for shop 25/ form lot line. 45' to camp road. 30' to Proach boundary line. Lot is grandfathered. Size of structure 18'x22'.

Lawrence Jacobsen moved to allow Mr. Kellett under Section 2.08 to build a workshop  $18' \times 22'$  with a storage shed  $4' \times 22'$  on left hand side facing Route 5, that it be set no closer than 31 ft. to existing camp road, no closer than 23 ft. to the existing boundary line of Proach and Kellett, and Mr. Kellett abide by all recommendations of DEP. Jon Gale seconded the motion. Vote (5) in favor.

#### NANCY THORNTON MAP 18 LOT 3 ZONE VILLAGE

Lot is grandfathered and house is grandfathered. Town attorney noted that you cannot grandfather a use. Exchange one allowed use for another allowed use. This is a primary use. Septic system redone last year. Primary use is inside for 2 hours. Two sessions per day. State allows one person per 12 children. Intent is to work inside. Board members felt that once kids are scheduled for outside play an area should be fenced in. Two entrances none exit out towards Route 202. One is located in office area. Mr. Charles Thornton asked if it was mandatory for fenced in area? Board responded that due to the tight quarters with possibly 12, four year olds without containment this could be a hazard as well as neighbors to consider.

Anna Jackson moved to grant Nancy Thornton permission to have a Nursery School, that anytime she finds she allows children to be outside she have a fenced area outside. Would like to see a fenced area by May 30, 1990. This permit will not be transferrable. Jon Gale seconded the motion. Vote was (5) in favor.

#### HEATH'S VILLAGE VARIETY

Judy Carll moved to approve site plan of Heath's East Village Variety. Anna Jackson seconded the motion. Vote was (3) in favor, (1) abstention.

#### BOND FOR DEER ACRES

Dwayne to check with Karen Lovell on Bond or Letter of Credit for Deer Acres. Expired September 30, 1989. What can be done?

Kevin Grimes has not provided a renewed Bond or Letter of Credit as of this date.

C&K Apartments to receive a (6) month notice by Certified Mail regarding the project and its deadlines. To be sent to John Kustron.

Robert Beck has renewed his Bond.

Dwayne Morin noted the Regional Policies County Comprehensive Plan Meeting Wednesday, November 15, 1989. Copies of the policies to go out to Board Members.

Anna Jackson moved to adjourn and Lawrence Jacobsen seconded the motion. Meeting Adjourned at 10:30 P.M.

Sincerely,

Anna Jackson

Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETING

WATERBORO PLANNING BOARD

**DECEMBER 13, 1989** 

MEETING CALLED TO ORDER BY CHAIRMAN, JOHN ROBERTS AT 7:40 P.M.

ROLLCALL: Present were Anna Jackson, Judi Carll, Roland Denby, Dwayne Woodsome and John Roberts, Chairman.

Arriving later were Jon Gale and Lawrence Jacobsen.

II MINUTES OF PREVIOUS MEETINGS: November 8, 1989

#### III COMMUNICATIONS AND BILLS:

- 1. November Issue UPDATE
- 2. November Issue NEXUS
- 3. Outgoing Info
- 4. Notice of Hearing from ZBA
- 5. Road Review Comm Info Re: Letter of Credit Alder Acres
- 6. Info from Jim Gerry Re: Auto Junkyard
- 7. Letter from Pauline Lawrence
- 8. Updated Letter of Credit Re: Mount Holly Sherburne Woods
- 9. Letters from Town Attorney Re: Violations
- 10. Conditional Use from Ernest Roberge expired

Dwayne Morin, Town Planner: Noted to the Board members that four (4) chapters of the Comprehensive Plan are complete and the results of the surveys are complete. A copy will be sent to all of the members.

#10 - Ernest Roberge Conditional Use: Mr. Roberge had to wait to get before the Board for so long that he lost his customer. His Conditional Use Permit has expired. His plans are for the exact footprint as per the Conditional Use Permit. Needs approval. Roland Denby moved that all specifications be met as previously approved to the letter. Anna Jackson seconded the motion. Vote was (4) in favor.

#### IV REPORT OF OFFICERS AND COMMITTEES:

Treasurer's Report once every two months. November Balance was presented. Next report will be for January.

#### V APPOINTMENTS:

8:00 P.M. AL BERUBE/CESARI

8:15 P.M. WENTZELL CONSTRUCTION

8:30 P.M. MR. HOEBEKE

9:00 P.M. MARKEY

MR. CESARI

MAP 30 LOT 2

ZONE AR

Replacing rotten deck and adding a roof. A stop work order was issued due to not first obtaining a building permit. Contractor was supposed to have taken care of the permit. Pictures presented showing existing cottage with the deck. A building permit was issued for siding and windows to be changed. This is a year round residence. Requesting permission to place a roof over the deck and to screen in the area. Currently there are two bedrooms. No plans to change. Septic system in working order as noted by owner.

Anna Jackson moved to allow Mr. Cesari to place a roof over the deck, to go no closer to the high water mark than current deck dimensions, area not to be closed in other than by screening. Under Section 12:02 a double fee be paid for the permit. Dwayne Woodsome seconded the motion. Vote was (4) in favor.

#### WENTZELL CONSTRUCTION MAP 47 LOT 7 ZONE AR

Lot at Lake Sherburne. Mr. Wentzell needs a building envelope for placement of a  $24' \times 40'$  home. There is a cottage on both abutting lots. Lot #6 the home is approximately 30 ft. from the lot line. Lot #8 the home is approximately 48 ft. from the lot line. Mr. Wentzell did not have a copy of the deed for the lot with him.

Dwayne Woodsome moved with a copy of a deed a Conditional Use be granted using a sideline setback of 25 ft. towards lot #8 and 28 ft. sideline setback towards lot #6, with all other setbacks to be met. Roland Denby seconded the motion. Vote was (4) in favor. Board requested a copy of the deed and a copy of the building plans for the file be presented.

Roland Denby noted for the record that Douglas Foglio has noted in the past that people owning lots on Lake Sherburne do not own the first 10 ft. surrounding the waters edge.

#### MR. HOBEKE

Contacted the Town Planner that he would not be at the meeting.

#### MR. MARKEY MAP 28 LOT 23 ZONE AR

Requesting permission to repair cement wall to maintain shore front. Mr. Willis Lord had been in and left message that he has been in touch with DEP regarding this request and asked if the Board could approve this application pending DEP approval. Mr. Markey noted that he could lose his Boathouse if this is not repaired soon. Anna Jackson moved that with DEP approval they be allowed to repair the wall going no closer than current wall structure to the high water mark. Judi Carll seconded the motion. Vote was (4) in favor.

Judi Carll moved a building permit be granted for \$25. to cover expenses. Anna Jackson seconded the motion. Vote was (4) in favor.

Minutes of previous meeting Motion made by Anna Jackson to approve as written. Judi Carll seconded the motion. Vote was (4) in favor.

#### VI OLD BUSINESS:

#### 1. Proposed Zoning Changes:

There were several Zoning Changes tabled at a Special Town Meeting. Does the Board wish to present these for the Annual Town Meeting.

Judi Carll moved resubmital of tabled zoning changes regarding the gravel extraction hydro study review fees. Roland Denby seconded the motion. Vote was (2) abstentions (2) voting in favor, Chairman voted in favor. Motion passes.

Jon Gale and Lawrence arrived at meeting.

2. Jim Gerry: Auto Junkyard Conditional Use Permit.

Dwayne Woodsome moved to grant a Conditional Use Permit to Jim Gerry for Auto Junkyard, (pending attorney review) per order of the Selectmen's Permit Mr. Gerry have 15 days to clean up existing storage area of cars adjacent to his auto body shop located on Tax Map #1 Lot #18. Judi Carll seconded the motion. Vote was (6) in favor.

#### VII NEW BUSINESS:

#### VIII ADJOURNMENT:

Motion was made and seconded to Adjourn at 9:25 P.M.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer

WATERBORO, MAINE

REGULAR MEETI

WATERBORO PLANNING BOARD DECEMBER 28, 1989

MEETING CALLED TO ORDER BY DWAYNE WOODSOME, ACTING CHAIRMAN.

- 1 ROLLCALL: Present were Anna Jackson, Jon Gale, Judy Carll, and Dwayne Woodsome, who acted as chairman.
- ΙI MINUTES OF PREVIOUS MEETINGS: December 13, 1989 Anna Jackson moved to approve the December 13, 1989 minutes as written. Judy Carll seconded the motion. Vote was (3) in favor.

#### 111 COMMUNICATIONS AND BILLS:

- 1. Info from Civil Consultants Re: Gravel Extraction off Silas Brown Road.
- 2. Saco River Corridor Commission Intent to File
- 3. Letter from Smith & Elliott Re: Letters of Credit for Subdivision Roads
- 4. ZBA Notice of Decision
- 5. Notice form Selectmen's Office Re: Annual Report Due Date
- 6. Letter from Tony Grant, Clifton Sawyer, & William Hanson Zoning Change
- 7. Public Hearing Notice
- 8. Letter from Dwayne to Finance Committee Re: Comprehensive Planning Account
- 9. December Issue of NEXUS
- 10. December Issue of UPDATE
- 11. Info from Drown Agency Project Woodland Heights
- 12. Contract from Peter Garrett's New Firm

#### #12. Contract from Peter Garrett's New Firm

Jon Gale moved to enter into contract with Emery & Garrett from January 1, 1990 to December 31, 1990. Anna Jackson seconded the motion. Vote was (3) in favor.

#### #3. Letter from Smith & Elliott Re: Letter of Credit for Roads in Subdivisions

Jon Gale moved that a letter of notification should be sent to Mr. Belanger noting that 15 days from the date of the letter a new letter of credit should be presented or the subdivision will be null and void. Judy Carll seconded the motion. Vote was (3) in favor.

Anna Jackson moved that all developers be notified 30 days prior to the expiration of the subdivision road bond and if the letter of credit is not renewed a letter of notification 15 days from the date of the letter sent a new letter of credit should be presented or the subdivision will be null and void. Jon Gale seconded the motion. Vote was (3) in favor.

#### #11. Info from Drown Agency Re: Woodland Heights

Dwayne Morin, Town Planner noted that there appears to be changes made to the hydro study. This should probably be reviewed by Peter Garrett for review. Anna Jackson moved to send this information to Peter Garrett for review. Judy Carll seconded the motion. Vote was (3) in favor.

### #6. Zoning Change Request from Tony Grant, Clifton Sawyer, & William

Anna Jackson moved to take the requested change of Tony Grant, Clifton Sawyer, and William Hanson to Public Hearing. Judy Carll seconded the Vote was (3) in favor.

#### IV REPORT OF OFFICERS:

#### **APPOINTMENTS:**

JOEL ST. AMAND 8:00 P.M.

JUNE DAY 8:15 P.M.

8:45 P.M. FRED MARTINS

9:00 P.M. LANCE ROY

#### 8:00 P.M. JOEL ST. AMAND MAP 34 LOT 16 ZONE AR

Mr. St. Amand is requesting permission to place a 10' x 10' structure over his well and pump. Mr. St. Amand currently has a 5' x 5' well cover. Due to weather conditions the pump has frozen up and Mr. St. Amand needs to be out of the elements when repairing the pump.  $10' \times 10'$  structure would be 11' to the peak. A permit by rule application was forwarded to DEP and since no response is their permit. The current structure is 16 ft. from the high water mark. Proposed building will stop the elements from freezing the pump. St. Amand fell last year due to the ice that collects around the current pump cover. With a larger structure to cover the well and the pump Mr. St. Amand feels that this hazard would be eliminated. Board members discussed other possible solutions. The 30 % rule does cover this request. In order to solve this matter without the expansion of the well house Mr. St. Amand noted he would have to have an artesian well drilled or install a 2 pipe system. The latter would require him to dig a trench from the well to the house Mr. St. Amand did not feel that DEP would like that option. Board members noted that perhaps Mr. St. Amand could request a

variance.

Anna Jackson moved to deny Mr. St. Amand's request and that he should go to the Zoning Board of Appeals for a variance because of Shoreland Zoning. Judy Carll seconded the motion. Vote was (3) in favor.

#### 8:15 P.M. JUNE DAY MAP 16 LOT 19 ZONE AR

The State Subdivision Laws have classified 3 or more dwellings on a property to constitute subdivision. June Day has a house with a mother-in-law apartment, a cottage, a converted garage with two apartments and is requesting a conversion of a 3 story barn into a 4 apartment complex with the first floor being used as a garage for use by herself for storage of her vehicles. This is a unique subdivision and the subdivision regulations are not set up for this type of project. The Board discussed a second access to the area for fire protection and a dry hydrant. A copy of the Subdivision Regulations were given to June.

Anna Jackson moved to accept plan as Sketch Plan and for Preliminary Plan a hydro study be presented and to include on the plan the total 30 +/- parcel with topo and wetlands. Jon Gale seconded the motion. Vote was (3) in favor.

#### 8:45 P.M. FRED MARTINS MAP 30 LOT 13 ZONE AR

Mr. Martins is requesting addition of 2 decks each 8′  $\times$  8′ in size. This addition would go 3 ft. closer to the front lot line than currently exists. This is a substandard grandfathered lot. Deck area would allow Mr. Martins a safer environment for his children. The decks to be open decks not to be enclosed. Cottage is across Route 5 from Ossipee Lake.

Jon Gale moved to accept the plan as presented under Section 2.08. Judy Carll seconded the motion. Vote was (3) in favor.

#### 9:00 P.M. LANCE ROY MAP 42 LOT A-274 ZONE R

Mr. Roy is requesting a 6 ft. easement of side line setbacks for proper placement of a  $24^{\prime} \times 32^{\prime}$  home with outside stairway at the side of the home. The lot is only  $100^{\prime}$  in width. This home would sit much better with front positioning in place of setting the home end wise. The lot is next to Mr. Marchesseault and Mr. Hanson both very nice homes. The position as proposed would be more in keeping with these homes.

Much discussion by the Board members for a workable solution. Anna Jackson moved to grant the request of Mr. Lance Roy for a 24'  $\times$  34' home using a sideline setback of 30 ft. on the sideline bordering lot A-273 and all other setback requirements be met as per Waterboro Zoning Ordinance. Judy Carll seconded the motion. Vote was (3) in favor.

#### VI OLD BUSINESS:

#### 1. Brian Moore

Mr. Moore has received approval from the Board for a barn and an attached breezeway. Mr. Moore is asking if the barn has to be attached with the breezeway. Notify Mr. Moore that he needs to attach the two buildings in some manner.

#### 2. Downeast Auto

Mr. Gerry was in and is requesting an extension for moving the cars onto the Auto graveyard due to the fact that the cars are frozen in. The extension is requested until the weather breaks enough for Mr. Gerry to move these vehicles.

#### VII NEW BUSINESS:

Judeth Carll

#### VIII ADJOURNMENT:

It was moved and seconded to adjourn at 10:20 P.M.

Respectfully submitted,

Anna Jackson

Secretary/Treasurer