

**TOWN OF WATERBORO  
PLACEMENT ON  
PLANNING BOARD AGENDA**

Date received: 6/27/16

APPLICATION TO BE PLACED ON PLANNING BOARD AGENDA July 6<sup>th</sup>

I, Aaron Additon

Address: 341 Old Alfred Rd

Tax Map # 4 Lot # 35

Waterboro ME

Zone \_\_\_\_\_

Telephone # 207-653-5498

HEREBY MAKE APPLICATION TO BE PLACED ON THE AGENDA OF THE WATERBORO PLANNING BOARD:

Nature of business to be presented before the board:

3 Lot subdivision

Is the project in the Shoreland Zone? \_\_\_\_\_ yes  no

Estimate of time necessary for presentation: 30 min \_\_\_\_\_ 45 min \_\_\_\_\_

Name (s) of person (s) who will be appearing before the Planning Board:

Please file this form with the Code Enforcement Officer, at which time a non-refundable fee\* must be paid. You will be notified of the date and time you are to appear. **You shall notify all abutters of your property of the date, time and purpose of your meeting and allow them 10 days prior to the meeting date to submit any concerns they may have in writing to the Planning Board.** Attach the following information:

- Building permit application
- Diagram of the lot and project in relation to said lot
- Any other information to better review your application

**WATERBORO PLANNING BOARD \*FEES**

_____ Placement on agenda (informational)	\$50.00
_____ Conditional use / set back reduction (includes relocation in Shoreland Zone)	\$100.00
_____ Special Structures (Height modification)	\$50.00 (see Article 4)
<input checked="" type="checkbox"/> Cluster development <u>3 lots</u>	\$100.00 +\$25.00 for each development review residential, commercial or industrial unit in the development (see section 8.03)
_____ Planned Unit	\$100.00 +\$25.00 for each development review residential, commercial or industrial unit in the development (see section 8.02)
_____ Temporary Use Review	\$50.00 (see section 2.07)

# TOWN OF WATERBORO SUBDIVISION APPLICATION

Subdivision Name Blue Berry Fields Date of Application 6/27/16  
Application Fee \_\_\_\_\_ Fee Received \_\_\_\_\_

## APPLICANT INFORMATION

1. Name of Property Owner: Aaron Additon  
Address: 11 Carnoustie Dr  
Falmouth ME 04105
  
2. Name of Applicant: Aaron Additon  
Address: 11 Carnoustie Dr  
Falmouth ME 04105  
Telephone 207-653-5498
  
3. If applicant is a corporation, check if licensed in Maine:  Yes  No  
and attach a copy of State's Registration.
  
4. Name of Applicant's Authorized Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_
  
5. Land Surveyor, Engineer, Architect or others preparing plan  
Name: Stephen Everett  
Address: \_\_\_\_\_  
Telephone: 207-650-5216 Registration # \_\_\_\_\_
  
6. Contact person/address to send all correspondence regarding this application  
Aaron Additon  
11 Carnoustie Dr  
Falmouth ME 04105  
653-5498
  
7. What legal interest does the applicant have in the property to be developed  
(ownership, option, purchase and sales contract, etc.)? Owner  
Attach Evidence of interest: \_\_\_\_\_
  
8. What interest does the applicant have in any abutting property? None

**LAND INFORMATION**

9. Location of Property (from County Registry of Deeds) (from Tax Maps) Road 341 OLD ALFRED Rd Waterboro Book \_\_\_\_\_ Page \_\_\_\_\_ Map 4 Lot 35

10. Current zoning of property: \_\_\_\_\_

11. Is any portion of the property within 250 feet of the high water mark of a pond, river or wetland? \_\_\_\_\_ Yes  No

12. Acreage to be developed 5.41 Acres

13. Indicate the nature of any restrictive covenants to be placed in the deeds:  
N/A

14. Has this land been part of a prior approved subdivision? \_\_\_\_\_ Yes  No  
Or other divisions within the past five years? \_\_\_\_\_ Yes  No

15. Identify existing use(s) of land. (farmland, wood lot, etc.)  
\_\_\_\_\_

16. Does the parcel include any waterbodies? \_\_\_ Yes  No

17. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency:  
\_\_\_\_\_ Yes  No

18. List below the names and mailing addresses of abutting property owners and owners across the road.

Name	Address
<u>Please see attached</u>	_____
_____	_____
_____	_____
_____	_____

Abutting property owners continued:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GENERAL INFORMATION**

19. Proposed name of development: Blueberry Fields

20. Number of lots or units: 3

21. Anticipated date for construction: August 2016

22. Anticipated date of completion: December 2016

23. Does this development require extension of public infrastructure?

Yes  No  
 roads  storm drainage  other  
 sidewalks  water lines  fire protection equipment

24. Estimated cost for infrastructure improvements \$ 240,000

25. Identify method of water supply to the proposed development?

individual wells  
 central well with distribution lines connection to public water system  
 other, please state alternative

26. Identify method of sewage disposal to the proposed development?

individual septic tanks  
 central on site disposal with distribution lines  
 other, please state alternative

27. Identify method of fire protection for the proposed development?

hydrants connected to the public water system  
 dry hydrants located on an existing pond, water body or firepond  
 other, please state alternative \_\_\_\_\_

28. Does the applicant propose to dedicate to the public any streets, recreation or common lands?

If any, street(s)  Yes  No Estimated Length \_\_\_\_\_  
recreation area(s)  Yes  No Estimated Acreage \_\_\_\_\_  
common land(s)  Yes  No Estimated Acreage \_\_\_\_\_

29. Does the applicant intend to request waivers of any of the subdivision submission requirements? No

If yes, list them and state reasons for the request.

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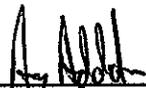
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To the best of my knowledge, all the above state information submitted in this application is true and correct.

  
(signature of applicant)

6/27/16  
(date)



**To:** Town of Waterboro, Planning Board  
**From:** Lee Jay Feldman, Director of Planning  
**Date:** 7/19/2016  
**Re:** Additon Subdivision

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### **I. Proposal**

The applicant is proposing to subdivide 5.41 acres in to a three lot subdivision along old Alfred Road. The main parcel currently has a house located on the property to the far northerly portion of the property.

The property is located in the General Purpose zone which requires 150 feet of frontage and a maximum density of 80,000 square feet of lot size per lot when not on town water. This site does not have town water so the applicant is proposing a Cluster plan due to the lack of lot size to accommodate 3 lots in a traditional subdivision style. If the site were located on town water, a traditional subdivision would work fine.

In proposing this cluster style the applicant is proposing to provide 83,215 square feet of back land as common area to the subdivision.

In order to review this application at the Preliminary level, the board must first find the application complete, grant waivers if any are requested and set the date for the public hearing which could occur as part of the preliminary review.

## **II. Submission**

In my estimation, the plan is lacking a lot of information in order for the board to find the application complete and schedule the preliminary review and public hearing.

The plan shows test pits for the two lots proposed as part of the subdivision but I have not seen the TP logs to determine if the site can handle new septic systems.

The following is a complete list of missing items and no waivers requested

- #2 No information on the Soil Scientist
- #8 No information of Old Alfred Road Street pavement widths or Right of Way widths in this location
- #12 & 13 no waivers requested for tie in to existing Public water or sewer supplies
- #21 No soil erosion control waivers since no construction will be occurring
- #22 No waivers requested for construction schedule since no construction will occur
- #23 No waiver indicating that no new amenities, services and who the future responsibility will be to
- No location map shown on the plan.

While all of these things might seem small, It is important to document that waivers were requested and granted so that no one can question these matters once the application has been approved.

## **III. Recommendation:**

Once these waivers have been requested and granted by the Planning Board I would have no problem with this being approved as proposed.

# WAIVER REQUEST FORM

## Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: BLUEBERRY FIELDS  
Site/Subdivision Location: 341 OLD ALFRED RD. WATERBORO  
Map #: 4 Lot#: 35 Zoning: \_\_\_\_\_  
Owner(s) ECD REAL ESTATE LLC  
Address of Owners: P.O. BOX 48106  
Phone #: 653-5498 Email: ARON@ECD REAL ESTATE.COM  
Land Surveyor: STEPHEN EVERETT  
Phone #: 650-5216 Email: STEPHEN W EVERETT@GMAIL  
Engineer: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I STEPHEN EVERETT seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

SUBDIVISION ORDINANCE 6.2.1

#26 HYDRO GEOLOGIC IMPACT STUDY - NOT NECESSARY DUE TO THE SIZE OF THE PROJECT & THE SLOPE RUNNING PERPENDICULAR TO BOUNDARY LINES.

[Signature] \_\_\_\_\_ Date of submittal 7/19/16  
Signature of Owner/Applicant

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_

Approved, Approved with Modifications, Denied (with reasons)