TOWN OF WATERBORO
PLACEMENT ON
PLANNING BOARD AGENDA

Date received: JULY 5, 2016

APPLICATION TO BE PLACED ON PLANNING BOARD AGENDA July 20, 2016

I, THOMAS N. BLESSO

Address: 25 SKY LANE Tax Map # 10 Lot # 49A

NORTH WATERBORO, ME 04061 Zone AR

Telephone # (781) 844-5678

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

Nature of business to be presented before the board:

SEEKING APPROVAL TO SUBDIVIDE EXISTING 27.4 ACRE PARCEL AT 25 SKY LANE INTO (7) SEPARATE LOTS

Is the project in the Shoreland Zone? _____ yes X no

Estimate of time necessary for presentation: 30 min * 45 min _____ LESS THAN 30 MINUTES

Name (s) of person (s) who will be appearing before the Planning Board: THOMAS N. BLESSO & STEPHEN EVERETT

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

7/5/2016 pd $275.00

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)**
_____ **Cluster development**	**$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 SWEET FERN ACRES Date of Application 7/1/16

Application Fee $1,750.00 Fee Received 7/5/2016

APPLICANT INFORMATION

1. Name of Property Owner: THOMAS N. BLESSO
   Address: 46 TERCENTENNIAL DRIVE
   BILLERICA, MA 01821

2. Name of Applicant: THOMAS N. BLESSO
   Address: 46 TERCENTENNIAL DRIVE
   BILLERICA, MA 01821
   Telephone (781) 844-5678

3. If applicant is a corporation, check if licensed in Maine: ____Yes ____No N/A
   and attach a copy of State's Registration.

4. Name of Applicant's Authorized Agent: STEPHEN EVERETT.
   Address: 73 PHEASANT RUN ROAD
   EAST WATERBORO, ME 04030
   Telephone: (207) 650-5216

5. Land Surveyor, Engineer, Architect or others preparing plan
   Name: STEPHEN EVERETT
   Address: 73 PHEASANT RUN ROAD
   EAST WATERBORO, ME 04030
   Telephone: (207) 650-5216 Registration # 2161

6. Contact person/address to send all correspondence regarding this application
   THOMAS N. BLESSO / 46 TERCENTENNIAL DR. BILLERICA, MA 01821
   &
   STEPHEN EVERETT / 73 PHEASANT RUN RD. E. WATERBORO, MA 04030

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: SEE ATTACHED DEED

8. What interest does the applicant have in any abutting property? OWNED POND ON MAP 10 PARCEL 48

LAND INFORMATION

9. Location of Property (from County Registry of Deeds) (from Tax Maps)
   Road SKY LANE
   Book 17243 Pages 520-522
   Map 10 Lot 049A

10. Current zoning of property: AR

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

12. Acreage to be developed 27.4

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

14. Has this land been part of a prior approved subdivision? * Yes ____ No
    Or other divisions within the past five years? ____ Yes X No
    * "PIGEON BROOK" BY PATRICIA DOLBEC; APPROVED BY WATERBORO PB 5/24/1984

15. Identify existing use(s) of land. (farmland, wood lot, etc.)
    WAS A FORMER GRAVEL PIT. HAS EXISTING 30'x60' STORAGE BUILDING

16. Does the parcel include any waterbodies? *X Yes ____ No * PIGEON BROOK

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

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

Name	Address
* SEE ATTACHED LIST	

Abutting property owners continued:

_____ _____

_____ _____

_____ _____

GENERAL INFORMATION

19. Proposed name of development: SWEET FERN ACRES

20. Number of lots or units: 7 LOTS

21. Anticipated date for construction: YTBD

22. Anticipated date of completion: YTBD

23. Does this development require extension of public infrastructure?

_____ Yes X No

_____ roads _____ storm drainage _____ other

_____ sidewalks _____ water lines _____ fire protection equipment

24. Estimated cost for infrastructure improvements $ N/A

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

X 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?

X 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 N/A

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

If any, street(s) _____ Yes X No Estimated Length _____

recreation area(s) _____ Yes X No Estimated Acreage _____

common land(s) _____ Yes X No Estimated Acreage _____

29. Does the applicant intend to request waivers of any of the subdivision submission requirements?

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

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

(signature of applicant) (date) 7/5/16

PLANNING BOARD MEMORANDUM

TO: WATERBORO PLANNING BOARD
FROM: LEE JAY FELDMAN
SUBJECT: PRELIMINARY SUBDIVISION SWEET FERN ACRES
DATE: AUGUST 3, 2016

Proposal

The applicant is proposing to subdivide approximately 16.5 acres in to 7 lots. The location of this project is on Silas Brown Road and was previously permitted as a gravel pit. Lot sizes range from 86,121 square feet (1.97 acres) to 158,643 square feet (3.6 acres) These numbers exclude the originating lot, lot #1.

At this time the applicant has gone through the checklist for the Preliminary application and listed a number of submission requirements as not applicable but has not requested waivers and explained why they are not applicable. These include:

3.6.2.1.3
12-15
18
21-25

It is important that the board understand why the applicant is seeking not to submit this information.

Environmental

This location being a former gravel pit is very well drained; there should be no issues in this regard. The sites also all grade back toward the Pigeon Brook location so any development on the lots should sheet the water back into the brook.

The plan has identified the 75' setback from the brook in green. The applicant has also identified the actual gravel extraction location in Yellow.

Test pits and soils for the Subsurface Wastewater Disposal Systems has also been submitted by a professional evaluator and all seem to exceed the requirements

Traffic & Transportation

The current drive comes into the property approximately 600' + in length. The applicant is proposing to construct an additional 500'+ to the end of this road with a cul-de-sac. The applicant will need to request a waiver of Article 9 Section 9.3.1.6 which does not allow a dead end street to be any longer than 600' in length. The current street design (which I have not seen) does not have any drainage ditching as required in Article 9 Section 9.3.1.7. The applicant is not clear in my estimation as to whether or not the street will remain private. If it will remain private, then they may build it to a gravel standard. If it is to become a public street then it will need to be constructed to a penetration asphalt standard. If it is to remain private, a note will need to be placed on the final approval plan indicating that "Sky Lane shall remain a private way"

Recommendation

I recommend that the plan be approved as a preliminary application with the following conditions:

1. **A note be placed on the recording plat that "Sky Lane shall remain a private way.";**
2. **The full list of waivers be submitted in writing for the planning board to act on prior to final approval;**
3. **The applicant seeks a formal waiver request of the street length from 600' to the 1150+ feet that is proposed for final approval;**
4. **The sight distances be placed on the recording plat at the intersection of Silas Brown Road and Sky Lane; and**
5. **The applicant addresses all of the questions raised by Scott and Patricia Bernier from the public hearing process as submitted in writing.**