

MINUTES

Selectmen's Meeting, April, 12, 1978

Present: Chmn. Daniel McCarthy, Daniel Willett, Jean Chick, Secy. Lydia Jenson & Ruth Evans Reporters for the Bridge Standard.

Rd. Comm.: In early with payroll.

Birch Acres- Land Use Consultants Inc.:

Nine residents from Birch Acres Subdivision, Developer Stephen Kasprzak, Stanley Goodnow, Roger Gobeil from L.U.C. Inc., present to discuss an investigation made on the Surface Water Drainage in Birch Acres. Mr. Gobeil gave an oral review, which was also presented in a letter (see attached). Comments and questions were made by all property owners present. A drainage plan profile was reviewed, showing placement of culverts along Oak Lane and a drainage easement between Lots 5 and 6.

Selectmen Willett said before anything could be done, the Town would have to get easements from property owners, Town Atty. Roger Elliott to be called on this.

Russell Keith said that Birch Acres property owners would have to wait for two things, first, to review the minutes from the March, 1978 Annual Town Meeting and find out just what the vote of the Townspeople was, if they have to wait for the next Annual Town Meeting or if they could call a Special Town meeting. Second, the Selectmen are to approach the Town Atty., to see if drainage easements are necessary from Leon Bean an abutter. Keith said Birch Acres property owners would be present at the April 26, Selectmen's meeting to find out the results.

Tree Growth Valuation: State valuation is up 35% from last year. Valuations are to be changed on the 20 Tree Growth lots.

Town Map requests: Sewall Co. to be called for price of individual maps. \$1.00 service chg. to be added to all map requests. All maps to be paid for before ordered.

Sign: TC/TC/C, Dianne Holden requested a sign, indicating the Town Office, to be placed on the Old Alfred Rd. to make it easier for non-residents to locate. Selectmen asked that Dianne look into the cost, etc. and get back to them on this.

Ansel, Mike Hammond: In to ask how the Selectmen determined the valuation on their metal addition to the Suppette. Willett said they used the bldg permit, plus they reviewed the bldg., when assessing last year. Hammond said he did not think it compared with other metal bldgs in the Town, as theirs is just a shell. Willett said the Assessors would stop by and check it out when they were out this Spring assessing. Mike Hammond inquired about the assessment on his new house. Willett said he was on their list, to check this Spring also.

Warrant # 7 signed.

Land Use Consultants, Inc.

966 RIVERSIDE STREET PORTLAND, MAINE 04103 207-797-8187

LAND PLANNERS ENGINEERS SURVEYORS

April 12, 1978

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Board of Selectmen
Town of Waterboro, Maine
Municipal Building
Old Alfred Road
Waterboro, ME 04087

Birch Acres Subdivision Surface Water Drainage

Gentlemen:

We are pleased to submit herewith the results of our investigations to date.

Since receiving word from Mr. Willett that you desired us to consider alternative solutions to the surface drainage problem in the Birch Acre Subdivision, we have reviewed all available information concerning the problem including studies by E.C. Jordan Co., Soil Conservation Service, and The Division of Health Engineering of the Department of Human Services. We have also made three separate field investigations.

On April 6, 1978 we met with Mr. Jim Hamilton and Mr. Frank Goodwin to investigate the possibility of draining the surface water in a southerly direction between lots 5 and 6. On that day water was observed to be flowing within a barely perceptible swale about 25 feet easterly of the dividing line between those lots. We followed out this flow and discovered that it was part of a vast drainage area that eventually leads to a 24" culvert under Route 202. For the most part this drainage area is widely distributed, ill-defined and almost level. However, there does appear to be natural drainage pattern flowing in the southerly direction. It is our conclusion that this southerly drainage pattern was the original natural drainage for the site and that the construction of Oak Lane served to interrupt this drainage. It should be noted that the drainage throughout this entire area of town is very ill-defined and that any blockage of the normal drainage pattern would serve to simply aggregate a natural high water condition.

Further investigations have revealed that there is about a 3' pitch between the edge of Oak Lane and the back property line of lots 5 and 6. A culvert installed under Oak Lane at this point, combined with side ditching westerly to Pine Avenue would help to drain the flooded areas along Oak Lane. It must be pointed out

that this ditch system would have a very flat grade (0.4%) thus limiting the effectiveness of the system. Additionally, the area into which this drainage would flow is also very flat and there is some possibility that surface flooding to the south could back up into the drainage ditch. We feel however that this solution is the most practical and least costly of all possible surface drainage alternatives.

In addition to a culvert under Oak Lane, either an open ditch or closed pipe would have to be constructed just easterly of the property line between lots 5 and 6. An open ditch would be more desirable from a maintenance standpoint. Due to the flat grades, a pipe would be apt to silt up and be more difficult to maintain.

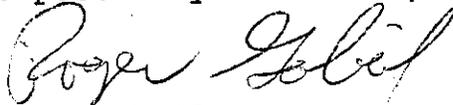
The cost of the ditching, installation of driveway culverts and the culvert under Oak Lane would be approximately \$4,100. A closed pipe drainage system, rather than an open ditch leading southerly from the Oak Lane, would add another \$3,000 including a manhole. Engineering and surveying costs would be approximately \$500 in addition to that incurred to date.

While this solution is admittedly far from ideal we feel that it has a reasonable chance of avoiding the gross drainage problems that now exist between Pine Avenue and lots 5 and 6 on Oak Lane.

If this solution should prove to be insufficient two further actions would be available: (1) construction of more side ditching on Oak Lane east of the proposed culvert and, (2) geologic and hydrologic studies of soil and drainage characteristics in the area to determine whether dry wells would function if dug to a depth below a possible perched water table level, and the possible effect of modifying drainage patterns northerly of the site.

We will appreciate your instructions as to how you wish us to proceed.

Respectively submitted,



Roger Gobeil, P.E.

RG/b