

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



April 30, 1975
SPECIAL MEETING

Meeting called to order by Chmn. Gannett; other members present were Wade Junkins, Daniel Sanford, Raymond Kellett, and Frank Goodwin; associate members Ronald Dyer and Douglas Foglio. Daniel Willett, Selectman, was present.

The Chmn. read a letter, dated Apr. 22, from the Selectmen to the Planning Board enclosed with which was a copy of the Findings of Fact and Conclusions by and of the Selectmen sitting upon an Appeal by Renald Poisson for relief from refusal of the Building Inspector to give him a building permit for an extension of his non-conforming structure, off Rte. 5 and on little Ossipee Lake, known as "Fish's Inn". The letter, based upon Town Counsel's advice, stated that it was up to the Planning Board to take action in regard to Renald Poisson's violation of the Shoreland Zoning of the Town of Waterboro. It was decided, by a unanimous vote, that a copy of this letter be sent to Town Counsel, Roger Elliott, along with a letter from the Board, asking him what courses of action are open to the Board and what the consequences might be if the matter went to court where the finding was for the Town.

A copy of a notice was received from the S.R.C.C. and read by the Chmn. relating to an application, by Mr. and Mrs. Fredrick Abbott, to the S.R.C.C. for permission to build upon lot #1517 in Arrowhead. The Board elected to acknowledge the receipt of the notice to the S.R.C.C., register its appreciation and make no further comment.

The Chmn. read a letter, dated Apr. 22, to the Board from Mrs. Jane Willett of the Waterboro Conservation Commission relative to a question by a Mr. Webber regarding the sale of some property to the Town of Waterboro and inquiring as to the resulting status of the property in view of the Subdivision Regulations. The Secretary was to reply by letter stating that the sale of the property would not put him in subdivision status.

The Chmn. presented an invoice from the P.P. Herald for \$5.00 for a legal notice advertising the April 23d hearing on the proposed Zoning Ordinance. It was approved for payment.

The Chmn. read a letter, dated Apr. 28, to the Board from the Selectmen urging the Board members to attend the May 5th meeting of the SAD 57 directors at the Middle School to consider approaches to provisions to take care of the growth in the district. Plans were made for as many as could to attend.

The Chmn. reported that he had signed a power permit for Clinton Palmer to a lot off Pole Line Rd. on Lone Pond.

The Chmn. read a copy of a letter, dated April 22, to the Selectmen from Rich Rothe, Shoreland Zoning Coordinator from the State Planning Office relative to a Task Force which would be present, on the evenings of May 5, 6, and 7th, in the C.D. room at the Court House in Alfred to be of whatever assistance it could to town committees on the matter. Plans were made for three to attend on the 5th and four on the 6th, and the Secy. was directed to notify Mr. Rothe by mail.

The Chmn. read an application for a power permit by Robert Linscott of Sanford (Springvale) for a lot in No. Waterboro off Rte. 5. After a discussion as to the location, size etc. which brought out the fact that there was already a closed-in cellar and a sewage disposal facility constructed the Board decided that it should be signed. It was to be returned to Mr. Linscott by member Ray Kellett.

The Chmn. read a letter, dated April 9th, from the Selectmen to the Board asking for a print of each Final Plan approved by the Board in order to up-date their files. The Secy. will check through the records to verify and up-date an existing list, after which, he will, starting with the most recent plan, get from the Registry of Deeds, at the rate of 5 plans at a time, two white-background prints of each plan, one being for the Selectmen and the other for the Planning Board.

The Chmn read two letters from the Planning Board--one to the Building Inspector and the other to the C.M.P.Co., Sanford, both stating that all restraints placed upon Little Ossipee Estates by the Board, due to non-conformity with the Subdivision Regulations, had been lifted.

TOM DUMONT PROPERTY

The request of Mr Dumont, proposed by Henry Milne at an earlier meeting, to sell a lot from the parcel on Hamilton Rd. which remained after he sold the piece, which is now "Mountain View", to Milne, was discussed. A motion to accept it as not requiring subdivision approval was made and seconded but, after considerable discussion, it was decided to postpone final action pending additional information.

BEAVER RIDGE

The Chmn. called the attention of the Board to the fact that there was some cutting being done in this subdivision that should be investigated to determine whether or not it was in conformance with the terms of the Approval. It was decided that the Secy. should notify the Selectmen by letter that cutting was being done there and recommend that it be investigated by the Code enforcement Officer to see that it conforms with the deed restrictions.

The Chmn. called attention to election of officers at the next meeting. Meeting adjourned.

Respectfully submitted, Frank R. Goodwin, Secy.

Frank R. Goodwin

*Approved
May 14*