

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



May 14, 1975
Regular Meeting

Meeting was opened at 7:30 p.m. by Chmn. Gannett; other members present were Wade Junkins, Raymond Kellett, Ronald Dayer and Frank Goodwin.

STARRETT PIERCE:

Mr. Pierce, Mr. & Mrs. Michael Guest were in. Mr. Pierce presented a preliminary layout of his proposed subdivision off West Buxton and Chadborne's Ridge Roads. The Chmn. reminded him that the moratorium on subdivisions is still in effect, but the Board did take a brief view of the layouts. The Chmn. called attention to (1) several items of additional information that would be needed on a Preliminary Plan; (2) the fact that there were too many and too lengthy cul-de-sacs the turn-arounds at the end of which were too small and (3) that it would be better to consider a cluster layout than the proposed grid layout. He also informed Mr. Pierce that the proper approach would be to have his engineer present at a discussion of the proposed subdivision and to give the Board a chance to view the area on the site before spending any more time and expense. June 25th. at 7:30 p.m. was selected as a date to meet with Pierce and his engineer. The final plan of Beaver Ridge was shown to Mr. Pierce as an illustration of the cluster layout. It was further pointed out that he must have soil tests on each lot and that, since it was over 20 (88) acres, he would have to submit his Preliminary Plan, after it had been approved by the Planning Board, to the D.E.P. in Augusta. Mr. Pierce was given a copy of the existing subdivision regulations and told that its requirements for plans should be religiously followed. Mr. Pierce asked if he could sell any of his lots prior to getting approval - - the Chmn. told him that to do so would violate the Subdivision Control Act. It was pointed out to Mr. Pierce that the lots which he has already conveyed cannot be a part of the proposed subdivision. Mr. Guest wanted to know the status of his lot which he had acquired, as a relative, from Mr. Pierce. The Chmn. told him that we were awaiting an opinion from the Town Counsel, who has been away from his office, and that the Board would let him know as soon as possible.

HARRY RITCHIE:

The Chmn. received a phone call from Mrs. Zanni asking the Board's opinion relative to the Ritchies' selling another lot off their property on Rte. 5 and whether or not a subdivision plan would be required. Mrs. Ritchie will write the Board explaining what they propose to do at which time the matter will be considered.

TRAVEL TRAILERS:

The Chmn. read a letter from the Selectmen requesting the Board to draw up a proposed ordinance governing the use of "travel trailers" outlining requirements to be met before such a trailer could be lived in, such as plumbing and lot size. It suggested that the Planning Board meet with them on May 13 to discuss the matter. The Chmn., having received the letter as late as May 12, got the Selectmen to agree to May 20th.

SUBDIVISION REGULATIONS - REVISIONS:

Special meetings were scheduled for May 21 & 28 to review the proposed revisions to the Subdivision Regulations.

ELECTION OF OFFICERS:

The Chmn. pointed out that election of officers for 1975 should be held at this meeting. It was suggested and agreed to that, since two members were absent, it be postponed until a meeting with all members present.

OSSIPEE HILL ESTATES - RUSSELL KEITH:

Mr. Keith, who has purchased lot #5 of this subdivision, called Mr. Gannett and asked what the status of the subdivision approval was. The secretary was directed to write a letter to Mr. Keith explaining that the Final Plan has been approved subject to a deed restriction which is noted in a letter, dated Dec. 30, 1974, to Mr. John Rossborough, a copy of which to be attached. A copy of this letter to go to Mr. Rossborough and one to Louis Wood.

FISHS' INN:

The Chmn. read a letter, dated April 30, from Francis A. and Renald A. Poisson, stating that Francis had, on June 26, 1974, applied for and been refused a building permit, that he had then, thru Renald, requested a hearing before the Planing Board, which was not granted, and that he now applies for a hearing for the second time. The Chmn. stated that Renald had visited him at his place of business asking the Chmn. to review the reason for the refusal of the building permit. Neither the Chmn. or any member of the Board recalls, nor is there any record of, a request, formal or otherwise, for a hearing. The Chmn. did consult with the Building Inspector who told him that Poisson's application for a permit was subsequent to the enactment of the State

moratorium on Shoreline Zoning which was the basis for the refusal. Had Poisson applied for the permits when he first discussed the matter with the Building Inspector earlier in 1974, it being prior to the enactment of the August 7th. enactment, he would have received the permit. The Chmn. suggested, and the Board agreed, that a copy of this letter, along with a letter explaining the circumstances surrounding the matter, be sent to Town Counsel, Roger Elliott and a copy to the Selectmen and the Building Inspector. Further, that a reply by letter be made to Messrs. Poisson stating the true facts.

A letter, dated April 30, to the Board from the Selectmen was read referring to the necessity for the Planning Board to revise the Subdivision Regulations to require notice from the subdivider to the Selectmen and/or Road Commissioner suitably in advance of the start of road construction to enable the Commissioner to schedule and make periodic inspection of the work as it progresses.

The secretary was directed to inform the Selectmen by letter that the pending revisions of the Subdivision Regulations which will be ready in the near future do contain a paragraph which should satisfy this request.

The minutes of the meetings of April 16, 23 and 30 were presented for approval. Assoc. Member Ron Dyer was appointed by the Chmn. to vote in the absence of Dan Sanford and it was moved, seconded and unanimously voted to accept the minutes as written.

SHORELAND ZONING:

This matter was discussed in the light of the impending State version of an ordinance which will be enacted on August 7, 1975 unless the Town produces an ordinance for this purpose acceptable to the State Planning Office. Although no action was taken at this time, the Planning Board plans to ensure that a suitable local ordinance is timely proposed for adoption.

BEAVER RIDGE:

The secretary was directed to write to the Selectmen regarding an inspection, by the Code Enforcement Officer, of some cutting which has been or is going on in this subdivision to assure that it is not in violation of the deed restriction.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Frank R. Goodwin

Frank R. Goodwin, Sec.

Approved 5/2/75