TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



SPECIAL MEETING - June 4, 1975

Meeting was convened at 7:30 PM by Chmn. Gannett; others present were Wade Junkins, Raymond Kellett, Ronald Dyer and Frank Goodwin. Chmn. Gannett ascertained that each member present had a copy of the minutes for each - May 14, 20 & 21. It was agreed to postpone the approval of these minutes until the next meeting in order that each member could, first, properly review them.

The Chmn, read the following letters received and which are on file:

- 1. From the University of Maine group which is conducting a study of the over-crowding of the schools in the District prior to making recommendations to Supt. Robert Powers toward a solution, asking for helpful information pertinent to population growth. The Chmn. suggested and the members present agreed that the Secy. should send them a copy of the proposed zoning ordinance, describe the moratorium on subdivisions due to expire June 19, 1975, list subdivisions already approved with best information available as to homes already completed and any developments known to be proposed in the near future.
- 2. Mrs. Zanni's letter relative to the Ritchie property. It was suggested by the Chmn. and agreed to by the others to postpone this matter until after further consideration.
- 3. Notice from SRCC relative to the proposal by Mr. & Mrs. Cole to build a 4-room cottage in Arrowhead on lots 1411, 1412 and 1413. It was agreed that the Secy should acknowledge the notice and state that it had no objections to the construction.
- 4. A copy of a letter to Mr. Woodsome from the State Planning Office relative to the action of the DEP and the LURC on May 21 & 23 respectively on the repeal of the State's Imposition Ordinance for the Little Ossipee River in the Town of Waterboro. The Chmn. directed the Secy. to make copies for each member.
- 5. From Att'y. Elliott relative to failure of action by Harmony Homes against the moratorium which action was denied. The Chmn. stated that, from a conversation with Att'y. Elliott, he is of the opinion that the moratorium still retains its integrity as of this date of June 4, 1975, although still under test.

- 5. Planning Board to Selectmen re the proposed ordinance relating to the regulations of the use of "travel trailers".
- 6. From the DEP relative to the Board's alleged approval for Mr. Garland to build a house on each of two lots being parts of a parcel proposed for subdivision prior to final approval, which action (if a fact) the Department regards as a misinterpretation of the act and advises against it in the future. The Chmn. with the agreement of the Board, directed the Secy. to acknowledge and thank Mr. Warren of the Department for calling this aspect to the Board's attention and inform him that it will keep the letter on file for future referral in such cases.
- 7. Copy of a letter from Mrs. Fecteau to the DEP regarding grading for a beach on Little Ossipee in Ham's Cove. The Chmn., feeling that the Board will get a copy of the reply from the DEP to Mrs. Fecteau, recommended that the Board withold any action, at least, until then - it was agreed.

The following copies of letters sent by the Board were read by the Chmn.:

- 1. To Mr. Att'y Elliott relative to the alleged violation by Poisson of the Shoreland Zoning at Fish's Inn.
- 2. To Mr. Russell Keith, replying to his inquiry to the Chmn. regarding the status of the approval of the Ossipee Hill Estates subdivision; explaining the situation.
- 3. To the Selectmen, in reply to their request for a requirement in the Subdivision Regulations for notification by the subdivider to the Selectmen and/or Road Commissioner prior to start of road construction, containing a copy of a paragraph already contained in the proposed revisions of the Regulations.
- 4. To the Selectmen calling attention to the fact that there has been cutting in the Beaver Ridge Subdivision and suggesting that the Code Enforcement Officer look into the matter to ensure that all cutting regulations are being complied with. Copies of the restrictions were attached.

FISH'S INN:

The Chmn. reported that he had talked with Att'y Elliott regarding the Board's letter to him requesting his advice and that Mr. Elliott, who had been on an extended trip, promised an early response.

BEAVER RIDGE:

The Chmn. reported that he had talked with the Code Enforcement Officer regarding his investigation of the cutting on this subdivision. The CEO said that he had discussed the matter with Mr. Payeur who acknowledged that the restrictions had been violated but that he would ensure that this would not occur again.

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WESTWINDS:

The Secy. called attention to the omission of the standard cutting restrictions from Mr. Garland's proposed deed restrictions and was directed to present a copy of same at the next meeting.

ELECTION OF OFFICERS:

The Chmn. noted that election of officers was imperative at the next meeting, June 11th., and that the notices should state that the members be advised of the importance of their attendance.

Meeting Adjourned.

Respectfully submitted,

Frank R. Goodwin

Secretary

Approved:

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Daniel V. Saylord