

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



REGULAR MEETING

July 9, 1975

Meeting called to order by Chmn. Junkins at 7:10 pm; others present were Raymond Kellett, Douglas Foglio, Ronald Dyer and Frank Goodwin. Mr. George Huntress, Mr. Stanley Harmon, Mr. Courtland Alexander, Mr. Elwyn Owens and attended with business to bring before the Board.

Subdivision Regulations - Revised

The Chmn. brought up the consideration of adopting the Revised Regulations. He stated that a hearing had been held on the evening of July 7, 1975 with an attendance of one and that the only comment was favorable.

Attention was called to the fact that on page 13, paragraph 8.2 the blanks had not been filled in with "100" which had previously agreed upon. It was pointed out that streets in subdivisions may not be "public" and that to have that term in was to defeat the intent of the paragraph. With the unanimous consent of the Board, it was stricken. On page 15, paragraph 9.1.2, the first sentence was changed to read "monuments shall be stone, metal or concrete located etc.". The second sentence changed to read: "After they are set, if stone or concrete drilled holes, etc." While this too was accepted by all members, the consensus was that it, 9.1.2 should require stone or concrete, at all corners and angle points of subdivision boundary but that this would require the revision of the entire Section and would be done in the near future.

Mr. Kellett moved, Mr. Goodwin seconded that the Subdivision Regulations adopted Aug. 9, 1972, first amended on now be amended to reflect the recent proposed revisions as written. The vote was unanimously in favor.

Minutes of Previous Meetings

It was moved, seconded and unanimously voted to defer reading and approval of previous meetings until next meeting.

Daniel Sanford

The Chmn. read a copy of Dan's letter to the Selectmen notifying them of his immediate resignation.

George Huntress

Mr. Huntress re-submitted the sketch plan of land he proposed to subdivide. The Chmn. stated that the size of the lots did not conform to the 1 acre requirement of the recently revised Subdivision Regulations and, therefore, was not acceptable.



Ms. Drisko

Ms. Drisko has a cottage on Little Ossipee Lake and finds it necessary to replace the existing waste water system or install a new blackwater system. She was present to find out what course to take. Mr. Foglio and the Code Enforcement Office, Bruce Woodsome, were familiar with the situation and had discussed it. It might have well and helpful to have had the C.E.O. present, but since he was not, the Board felt that it had to handle the matter without him. (It was later found out that he was involved in an emergency situation or he would have been present.) Ms. Drisko was told that she would need the services of a Soil Scientist and given a list of them to choose from. Ms. Drisko was asked to give us by letter the following information:

1. Report of Soil investigation.
2. Lot size.
3. Set-back of leaching trench from high water.
4. Number of bedrooms.
5. Grade of land at proposed leaching trench location.

Ms. Drisko was told that if trees have to be cut and/or over 10 yards of earth has to be moved, a permit must be obtained from the C.E.O.

Fish's Inn

Report on discussion with Atty. Elliott: The Attorney stated that Mr. Poisson has indeed expanded his structure. He is in violation of the Shoreland Zoning Ordinance. Court action can be either civil with a fine or an unjunctive action which would require returning the building to its former dimensions. This would be a test case (of the State-imposed ordinance). The Town should follow the provisions of the Law. The Town has a good case; it is possible that the State's moratorium is defective and that the case could be lost on this account. The defect may lie in the fact that land already, according to law, is in General Development use cannot properly be zoned Resource Protection. An increase in the bulk or volume is an expansion. The Board must first request such information, as it deems necessary, from the applicant, then, after having reviewed it, hold a public hearing. The evidence should then be weighed and a finding made and sent to the Selectmen for whatever legal action they chose to take.

It was decided to request the following information from Mr. Poisson:

1. Plot plan, to a suitable scale, of the entire parcel containing the "Inn" and other structures showing the location by measured distances of existing and proposed structures from front, back and side lot lines and especially the normal high water line of the lake and any brook, in or adjacent to the property, flowing into the Lake.
2. Outside dimensions of existing and proposed property.
3. Location and lay-out of the entire sewage disposal system (external to the buildings) but including ejector pumps, if any, showing measured distances from side and rear lot lines and normal high water line of the Lake and brook.

4. Type of construction of any proposed structure or expansion.
5. Intended use of any proposed structure.
6. Are petroleum or any other such flammable products sold or intended to be sold on the premises.
7. Location and dimensions of all docks or ramps issuing into Little Ossipee Lake from the premises.

Ray Kellett moved, Doug Foglio seconded and the Board unanimously voted that a letter requesting the above be sent to each - Francis Poisson and Renald Poisson.

Meeting adjourned.

Respectfully submitted,

*Frank R Goodwin*

Frank Goodwin, Secretary

Approved by:

*Douglas C Foglio*  
*Renald Poisson*  
*Frank Goodwin*  
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