TOWN OF WATERBORO PLANNING BOARD

WATERBORO, MAINE



Minutes

SPECIAL MEETING

July 30, 1975

Meeting opened at 7:40 p.m. by Vise-Chairman Douglas Foglio; others were Ronald Dyer, Steve Kasprzak, Wade Junkins, and Frank Goodwin. The Chairman authorized both Mr. Dyer and Mr. Kasprzak to vote.

NORTHWOOD VILLAGE

Mr. Kasprzak moved and Mr. Dyer seconded that the developer be notified by letter that the Board would requirer that a buffer strip of trees be left on the Rte. 5 side of lots 1, 19, 13 and 12; the width of said buffer strip to be determined after the lot lines were established as required. Unanimously affirmative.

Mr. Kasprzak moved and Mr. Goodwin seconded that no entrances on to Rte. 5 be premitted from lots 1, 19, 13 and 12. Unanimously affirmative.

Included in these two motions was the stipulation that these rulings should be convenanted in the deed of each named lot and be perpetual.

Mr. Kasprzak moved and Mr. Goodwin seconded that the developer be requested to show, on the Preliminary Plan, the center-line for the entire length of Evergreen Drive noting, at 50 ft. intervals, the rough grade elevation reltive to an indentified construction bench mark or reference. Unanimously affirmative. The purpose of this requirement is to better enable the Board to deterimine the general grade of the street and evaluate the adequacy of the drainage system.

Mrs. Geo. R. Stackpole

Mr. Foglio read a letter from Mrs. Stackpole, of East Lebanon, Maine, requesting the Board to send her a copy of the Trailer ordinance and the minimum lot size ordinance that are to be voted upon Saturday Aug. 2. Mr. Kasprzak moved and Mr. Dyer seconded that the Secy. turn this letter over to the CEO and requested that he grant her request. Unanimously affirmative.

New P.B. Members

At the July 29, 1975 meeting of the Selectmen they appointed Mr. Steve Kasprzak as an associate member to fill the vacancy created by their elevation, at the same meeting, of Douglas

Foglio to a regular member. The Board now consists of 4 active and 2 associate members.

Mrs. Remillard

The Vise-Chairman read a denial for a permit to put fill into Little Ossipee Lake in front of her lot stating that before he could do so he must have a detailed plan of the proposed work made by a competent engineer. Mr. Kasprzak moved and Mr. Goodwin seconded that the Sec., in a letter to Bruce Woodsome, Code Enforcement Officer, suggest that he contact the proper authority to determine if this case comes under the Great Ponds Act and, if so, what action is required. Unanimously affirmative.

Starrett Pierce

Mr. Foglio read a letter dated July 28, 1975 to Mr. Pierce offering him the opportunity to come to the July 30, 1975 meeting of the P.B. to discuss his transfer of property to Mr. and Mrs. Guest

Anita J Drisko

Mr. Foglio read a letter dated July 27, 1975 from Ms. Drisko stating that she is still interested in building a 6 ft. by 8 ft. addition to her existing cottage on Little Ossipee Lake for the purposed of installing a bathroom. It gave the demensions of projected ground area of the cottage and demensions of the lot. Letter is on file. This was regarded by the Board as a proper application for permit Mr. Kasprzak moved, Mr. Junkins seconded that this matter be tabled until the next meeting, in order to see what the newly imposed zoning ordinance by the State will require. Unanimously affirmative.

Zoning Ordinance

Considerable discussion was had relative to the adequacy both of the proposed Zoning Ordinance and of the lack of competency of the Board to formulate a zoning plan that would properly determine land use. With no little respect for those who have participated in the preparation of the existing proposed Zoning Ordinance and for those who might, as laymen, take it upon themselves to better it, it was the consensus that, at this day and age, the state of this at has advanced far beyond capabilities of those either on the Board or in the Town; and that to present and have accepted an ordinance which would be enpropriate for the Town would probably be as serious or more of a mistake than to propose one which would be turned down entirely. Mr. Dyer moved that the Board investigate the possibilities of hiring professional assistance, Mr. Goodwin seconded and the vote was unanimous.

This rendered the already advertised hearing for August 7, useless, therefor, Mr. Goodwin moved and Mr. Dyer second that the hearing be indefinitely postponed and that acnotice be put in the paper of this action. Unanimously affirmative.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

Mande Goodwin

Frank Goodwin Secretary

Approved:

Vice-Chairman

Wade Infino