

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



Minutes

SPECIAL MEETING

August 6 1975

Meeting called to order at 8:15 pm by Chairman Junkins; others present were Steve Kasprzak, Douglas Foglio and Frank Goodwin.

MINUTES

The minutes for the July 24, 1975 and July 30, 1975 meeting were recieved, Steve Kasprzak moved and Douglas Foglio seconded that they be approved as written; unanimously voted.

CORRESPONDENCE

The Chairman read a copy of a letter, dated July 25, 1975, from Town Counsel relative to (evidently) an inquiry to him from the Selectmen regarding the validity of the existing planning board.

The chairmen read a copy of the letter written on July 30, 1975 to Atty. Murray regarding restrictions and requirements for the Northwood Village subdivision.

The chairmen read a copy of a memo penned on July 31, 1975 to Bruce Woodsome by the Secy. relative to Mrs. Remillard's proposed earth relocation and dumping into the shore waters of Little Ossipee Lake in front of her lot thereon.

The chairmen read a copy of the letter dated Aug. 4, 1975 to Wade Junkins relative to the acceptance of his sketch Plan of his proposed subdivision at the corner of Rte 5 and Roberts Ridge Rd.

The chairmen read a memo from the M.M.A. to Planning Board Chairmen which be recently recieved to amendments to the subdivision law. This letter is on file under the date of Aug. 8, 1975. Copies of it will be made for all members.

The chairmen read a letter dated July 29, 1975 from Sharon Guest relative to the legality of the transfer to her and her husband, Michael, if a parcel of land by her relative Starrett Pierce. Mr. Pierce had been informed fy a letter dated July 28, 1975 that the Board would discuss this matter with him at a metting on July 30, 1975.- Mr. Pierce did not attend nor has the Board had any communication from him or Mrs. Guest except the above letter which could have been posted before the letter to Mr. Pierce was recieved. It was decided to wait a week to see if the matter would resolve itself.



The Planning Board is uncertain of its legal validity since no documented evidence of its legal establishment can be found by those who have searched, nor has any person been found who will, with or without reservation, declare that its establishment was by vote of a town meeting. During a discussion on this matter the Board decided that it has a duty to the Town to verify its validity or, if it has not been legally instituted, to make the matter known to the Municipal officers in order that proper action can be taken. Accordingly. Steve Kasprazak moved, Douglas Foglio seconded and it was unanimously voted that the Secretary, in a letter, request from Town Counsel Elliott a written statement outlining the steps that should have been taken, and by whom, to legally establish a planning board prior to Sept. 23, 1971, and his opinion as to what consequences a town would face as a result of the acts of an improperly authorized board.

PLANS SUBMITTED DURING MORATORIUM.

Douglas Foglio suggested and the Board agreed that an opinion be requested from Town Counsel Elliott as to whether or not there could be a limit to the length of time for the resubmission of the plan, after notification he could do so, given to an applicant who had submitted a plan during the Board's moratorium and refused consideration.

80,000 SQ. Ft. ORDINANCE

The Secretary reported that he had, on the morning of Aug. 6, 1975, discussed with Town Counsel Elliott the effect of the 80,000 sq. ft. minimum lot size on subdivisions for which applications for approval had been presented prior to Aug. 2, 1975 and that Mr. Elliott stated that the effective date is the date enacted and that subdivisions plans for which had been submitted to the P.B. prior to the enacted date were exempt from the ordinance.

HEARING-POSTPONED

Chairmen Junkins stated that he would be present at the Waterboro Town House Aug. 7, 1975 at 7:30 pm to inform those who were not aware of it that the meeting had been postponed.

ZONING ORDINANCE

Discussion ensued relative to the course to take in acquiring the services of professional planners or land use consultants to assist the Board in Proposing a suitable zoning ordinance. Mr. Kasprzak moved that the Secy. procure names of professional planners or land-use consultants, write to several explaining the Boards needs for assistance and requesting replies from those who are interested. Mr. Foglio seconded it and the motion was unanimously carried. Mr. Foglio then moved and Mr. Goodwin seconded and it was unanimously voted that those showing interest be given a date and time to attend a meeting with the Board to discuss the matter and possible terms.

Meeting adjourned at 10:15 pm.

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August 6, 1975

Respectfully Submitted,

*Frank R Goodwin*

Frank R. Goodwin  
Secretary

Approved:

*Walter Lindholm*, Chairman

*Glen M Koppale*  
*Douglas C Hoghi*