

WATERBORO, MAINE



MINUTES

SPECIAL MEETING - Aug. 13, 1975

Meeting opened at 7:45 pm by Chmn. Junkins; others present were Mr. Foglio, Mr. Kasprzak and Mr. Goodwin. Visiting were Code Enforcement Officer, Bruce Woodsome; Mr. Willett, Selectmen; Mrs. Willett of the Conservation Commission and Mr. Stan Goodnow of Land Use Consultants, Inc., who was present to discuss with the Board what he could offer in the way of professional assistance in the preparation of a zoning ordinance for the Town.

The usual preliminaries of the meeting were deferred until after the discussion with Mr. Goodnow.

LAND USE CONSULTANTS

Chmn. Junkins told Mr. Goodnow that the Borad had spent much time on the preparation of a proposed ordinance which, in spite of this, needed further attention and that when the members undertook the preparation of a zonging map they realized that they lacked the expertise and the proper zoning could be done only with the assistance of a professional. He asked Mr. Goodnow to explain how he would proceed in the event he should be retained. It was explained that the Board had sent inqueries to two other consultants and that until it knew what the study would cost and the Town had authorized the money it would be in no position to pay for these introductory visits. Mr. Goodnow understood this situation.

Mr. Goodnow said he wanted the Board to understand that his firm conducted land use studies for developers (pointing to Beaver Ridge an an example) but he felt and assured the Board that his firm could, in spite of this, maintain its objectivety both ways. Mr. Foglio pointed out that any consultant which the Board might hire would very likely be in a like position. Mr. Goodnow further stated that information his firm might gather for and concerning the Town would remain priviledged and property of the Town until the Town should indicate otherwise.

Mr. Goodnow passed out a qualification and experience brochure on his firm. He explained the mechanics of a study of available land, water and other resources. He stated that not until the land resources were known could a suitable zoning ordinance be drafted. He displayed maps drawn up for Yarmouth as an illustration of how thorough study showed all the characteristics of the land; also some maps of the Dead River Development. He stated that future sewage disposal and water supply has a great influence upon land use planning and zoning, especially allowable lot sizes. Any thought

that zoning could be satisfactorily accomplished only be accurate surveying was convincingly dispelled by Mr. Goodnow as being prohibitively expensive. It would be based, rather, upon U.S. Soil Conservation information, aerial map survey and general knowledge of the topography and land characteristics.

Whereas the members had visualized taking an active part in the study, Mr. Goodnow advised that this approach was usually unsatisfactory due to other committments which are too demanding on each member's time. The preferred way would be to let the consultants do the leg-work, come up with alternate proposals and meet frequently with the Board who would consider the several aspects and make a choice. Mr. Goodnow suggested that the Board should consider having these meetings open to the public and even accept public comment. This would tend to dispell any feeling being "left out" and would undoubtedly make it easier to get an ordinance accepted.

Mr. Kasprzak again emphasized that until the Board had received an estimate of the cost of the study and had received authorization from the Town to spend it, the Board was in no position to pay for any preliminary discussions. Mr. Goodnow stated that he was fully aware of this and that all that he expected was, once the Board had decided upon his firm, received an estimate and approval of the Town, that his firm would be awarded the job. Mr. Goodnow suggested a "ball-park" figure of from \$10,000. to \$20,000. A firmer figure would be arrived at once and if the Board had chosen Land Use Consultants, Inc. to do the job.

Mr. Foglio asked for a rough estimate of the time involved when work could start and if work could proceed during the winter months. Mr. Goodnow said he would estimate it to take 6 to 8 months, he could start by October and work through the winter. This concluded the interview and the Chan. thanked Mr. Goodnow for the very informative discourse.

MINUTES

The Chmn. submitted the Aug. 6th. minutes for approval. Mr. Foglio pointed to a typographical error in the paragraph on the 80,000 sq. ft. ordinance. This was corrected. Mr. Kasprzak moved and Mr. Foglio seconded that the minutes be approved as corrected; unanimously voted.

CORRESPONDANCE

School Bus Turn-outs: A letter from the Selectmen asking the Planning Board to consider adding to its Regulations a requirement for school bus turnouts. Letter on file. To be discussed a next meeting.

Division of a parcel into 3 lots: Selectmen's letter asks the Planning Board's opinion as to whether or not Mrs. Durgin's sale of two lots and retaining the remainder for her own use is a subdivision. Mr. Kasprzak moved, Mr. Foglio seconded and the Board unanimously voted that it is not and a letter be sent to

the Selectmen stating that such a division of land when the original owner sells two lots and retains the remainder has consistently been viewed by the Planning Board as not constituting a subdivision. Mr. Kasprzak recommended that the three precedent cases, naely, Bob Weatherly's, Tom Dumont's and Bean's be mentioned.

To Roger Elliott - Grace Period on Subdivision: Asking whether or not the Board can establish a time limit for resubmission of plans submitted during the moratorium. On file.

To Roger Elliott - re: Status of Planning Board: on file.

To 3 land use consultants - re: Interviews: E. C. Jordan, Wm. Dickson and Land Use Consultants, Inc. - on file.

STARRETT PIERCE - MR. GUEST

Mr. Guest came in during the interview with Mr. Goodnow, Rather than to detain Mr. Guest until the completion of the interview, Mr. Goodwin took Mr. Guest into an outer room and, in Bruce Woodsome's presence, informed him that the Board had ruled that Mr. Pierce's transfer of land to him did not involve the subdivision law and, therefore, Mr. Pierce could proceed. The Board does ask, although it could not require, that a restriction be placed on the deed that the parcel transferred to Guest could not be further divided within 5 years. Mr. Guest agreed that this would be done, although he said Mr. Pierce had already given him a deed, and that he would drop in at the Town Clerk's office and have her run off a copy for the Planning Board.

MR. & MRS. ERNEST KISLEY - Notice of Application to build in Saco River Corridor.

was read and placed on file. Mr. Kasprzak moved, Mr. Goodwin seconded and the Board agreed that the Code Enforcement Officer, Bruce Woodsome, be asked to obtain from the Saco River Corridor Commission a copy of the Soils Suitability Map, review the lot (#1366) and report to the Secretary, with his recommendation. The Secretary would then make the appropriate response to the S.R.C.C. The Code Enforcement Officer being present was so requested.

SOTIRIOS CHALKIDIS - Development on lot 14A, Map 9.

The Selectmen left a plan presented by Mr. Chalkidis for the Planning Board to review and determine if it comprised a subdivision. The Board found no reason why this could be considered a subdivision, therefore, Mr. Kasprzak moved, Mr. Goodwin seconded and the Board unanimously voted that the Selectmen be so advised by letter.

Town Maps

Prints being made at the Registry of Deeds. The Secretary reported that printing of these maps were to start this week.

GREEN BELT - Add to Subdivision Regulations

Mr. Kasprzak proposed an amendment to the General Requirements of the Subdivision Regulations requiring a green belt of 100 ft. on the side of subdivisions abutting Rte's 4, 5 and 202, and on Town Roads, a 50 ft. strip. Said green belt strip to be shown on both Preliminary and Final Plans. This will be brought up for more discussion.

CUL-DE-SAC

Mr. Foglio suggested that some alternate to the present form of turn-arounds in cul-de-sacs be reconsidered.

MS. DRISKO

Mr. Foglio asked if a reply had been made to Ms. Drisko's last letter asking for permission to build an addition to her cottage on Little Ossipee. The Secretary showed from the minutes that the matter was tabled pending determination of the substance of the New Shoreland Zoning to be imposed by the State. To date no information has been received. Mr. Foglio recommended that the matter be taken up at the next meeting.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

Frank R. Goodwan

Frank R. Goodwin Secretary

Approved:

Vouglas Figlis