

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Minutes

SPECIAL MEETING

Sept. 18, 1975

Meeting called to order by Chairman Wade Junkins, at 7:15 p.m.; others present were, Douglas Foglio, Stephen Kasprzak and Frank Goodwin. This meeting was held following on-site inspections, starting at 6:30 , of Mrs. Remillard's proposed landscaping and George Huntress's proposed subdivision.

Mrs. Remillard

Mr. Kasprzak moved, Mr. Foglio seconded and the members unanimously voted to inform Mrs. Remillard by letter that the Board had visited her lot, considered the proposed construction, regarded it as an over-all improvement, saw no way in which it detrimentally affected the appearance of the shoreline or the water quality of Little Ossipee Lake, and that the Board therefore, grants her a permit to proceed with the construction in accordance with a plan left with the Code Enforcement Officer and delivered to the Planning Board; further, that she or her agent should contact Mr. Bruce Woodsome, Code Enforcement Officer, by phone, at 247-5166 , telling him when the work is to start in order that he may make periodic inspections as the work progresses; further that she should be aware that the State Department of Environmental protection is concerned, under the Great Ponds Act, with such works and that, should it seem advisable she may use A copy of the Planning Boards letter in her proceedings with the D.E.P.

George Huntress

Mr. Kasprzak moved, Mr. Foglio seconded and the Board unanimously voted to confirm the Boards comments at the site to Mr. Huntress by letter as follows: That he have the sub-division surveyed out and a plan drawn by a surveyor, that he dispense with the proposed street along the easterly and northerly sides of lot 2, relocate lot 2 to the easterly sub-division boundary taking up the 50 ft. occupied by the proposed st, add 25 ft. to the east/west dimension of each of lots 1 and 2; build the street between them but at the northerly end construct a "T" 150 ft. long in an easterly/westerly direction, overlapping lots 1 and 2 , 50 feet and being 50 feet wide in which a 150 ft. long , 30 ft. wide, paved surface will be centered on the east/west centerline and at the end of the paved surfaced of the

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access street. With exception of the 30 foot width it will be constructed in accordance with Town road specifications; further, that soil tests be made and the test locations shown on the preliminary and Final plans. He such submit his preliminary plan and make application. He may, if he chooses, also present his final plan in as much as, if the foregoing recommendations are incorporated and all the requirements of the Subdivision Regulations in effect as of the initial introduction of the proposed to the board are met, there is a good chance that no changes will be necessary and that the Final Plan can be approved.

NORTHWOOD VILLAGE

Mr. Kasprzak presented for discussion, a draft of a proposed letter to be sent to Mr. Harmon containing comments arising from the review of his Preliminary Plan and requested additional clarifying information to be presented and/or added to the Plan. It was reviewed and revised. Mr. Goodwin moved, Mr. Foglio seconded and the Board unanimously voted that the Secretary send Mr. Harmon a letter reflecting the content of the revision.

Dumont

Mr. Foglio wrote a letter, dated Sept. 12, 1975 requesting opinions on four questions relative to the proposed sub-division. Until these opinions are received, no further action can be taken on this matter. Mr. Foglio said that Dumont's plan was at Mr. Elliott's office.

Brookside

Dave Haynes promised to let the secretary know as soon as he had the lots and roads flagged. Until then no further action can be taken on this matter. Secretary will call this to Mr. Hayne's attention by letter.

Minutes

The minutes of Aug. 13 & 20, 1975 were approved as submitted. The minutes of Sept. 3 & 10, 1975 were approved as submitted.

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Subdivision Final Plans - Printing

The Board received from the Selectmen on July 12, 1975, Purchase Order # 3295 for three prints of each Final Plan from the first plan submitted after the enactment of subdivision control to date. These were printed at the Registry of Deeds and delivered to the Board on Aug. 18, 1975 at a cost of \$201.00. Mr. Kasprzak moved, Mr. Foglio seconded and the Board unanimously voted to render a bill for the \$201.00 to the Selectmen.

Subdivision Approval Forms

Mr. Kasprzak submitted a copy each of the form for "Preapplication Procedure for Subdivision Approval" and for "Application for Subdivision Approval, Preliminary Plan" with several proposed revisions and additions all of which met with the Board's next meeting on Sept. 24, 1975.

Proposed Zoning Ordinance

Mr. Foglio suggested, and the Board agreed, that a third land use consultant be asked to discuss the zoning matter with the Board. Mr. Foglio will give the name of one he has in mind to the Secretary by phone.

Mill Acres - Wade Junkins

Mr. Junkins presented his preliminary plan with application fee of \$16.00. Mr. Kasprzak moved, Mr. Goodwin seconded and the Board unanimously voted Mr. Junkins abstaining, that the boundary line of lot #3 along Roberts Ridge Road be extended along said road another 50 feet, making 75 feet in all, to a point. From this point the new boundary will extend at 90° to the Roberts Ridge Road until it meets the original boundary between lots #2 and #3. the object of this change was to permit the driveway from lot #3 to access to Roberts Ridge Road instead of Rte. 5. Mr. Kasprzak moved, Mr. Foglio seconded and the Board unanimously voted that a note be made on Plan and also covenanted in the deed for lot #3 that no vehicular access ways be allowed to Rte. 5. Mr. Goodwin moved, Mr. Kasprzak seconded and the Board unanimously voted that 25 - foot green belt in its natural state on lot #3 along its entire southerly side and contiguous to the existing Rte. 5 right-of-way be deeded to the Town of Waterboro as a conservation easement.

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Mr. Kaspzzak moved, Mr. Foglio seconded and Board unanimously voted that Mr. Junkins be informed by letter that his Preliminary Plan has been approved subject to the above voted changes, restrictions and requirements; further that when he submits his Final Plan with it should be submitted a copy of the deed transferring the green belt to the Town.

Next meeting scheduled for Sept. 24, 1975, 7:30 p.m.

Meeting adjourned at 11:30 p.m.

Respectfully submitted,

Frank A. Goodwin
Frank Goodwin

Secretary

Approved: *Wade Jenkins*, Vice-Chairman