

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Minutes

SPECIAL MEETING

Sept. 24, 1975

Meeting called to order at 7:40 p.m. by Chmn. Junkins; other members present were Mr. Kasprzak, Mr. Kellett, Mr. Dyer and Mr. Goodwin. Mr. Foglio was detained but joined the meeting later. Mr. Dyer was designated by the Chmn. as a voting member. Mr. Stanley Harmon was present.

NORTHWOOD VILLAGE - Preliminary Plan Approval

Mr. Harmon presented a letter dated Sept. 24, 1975 replying to the Board's letter dated Sept. 23, 1975 to him. Mr. Kasprzak noting that Mr. Harmon's letter agreed to all the recommendations in the Board's letter and that his Preliminary Plan was in order, moved, Mr. Dyer seconded and the Board unanimously voted to approve the Preliminary Plan for Northwood Village subdivision.

MINUTES

Mr. Kasprzak moved, Mr. Kellett seconded and the Board unanimously voted to approve the minutes of the Sept. 18, 1975 meeting as written.

SUBDIVISION REGULATIONS - Revisions

Mr. Kasprzak moved, Mr. Goodwin seconded and the vote was unanimous to defer discussion of this matter until Oct. 1, 1975 when the members will meet as a Committee to discuss revisions. In the meantime, the Secretary will attempt to organize such proposed revisions as have been mentioned. The intent is that this will be the only matter to be entertained.

HARRY RITCHIE

The Ritchie's propose to sell a second lot from their parcel on Rte. 5 retaining the remainder. Since the Board has as a matter of precedent permitted the sale of 2 lots, the third being retained by the owner, Mr. Goodwin moved, Mr. Kasprzak seconded that the Ritchies' be informed by letter that no subdivision approval will be required. The vote was unanimous. It was noted that after Oct. 1, 1975, this practice will be changed to conform to "an act to clarify the Municipal Regulation of the Land Subdivision Law", enacted by the 107th. Legislature Session and effective Oct. 1, 1975. The "Subdivision Regulations" will be so revised.

HILLVIEW - Mrs. Corchoran

The Final Plan was reviewed and several deficiencies were revealed. The permit for roads across the Central Maine Power Companies fee land specified the precise location of the roads relative to a stone wall on the westerly boundary. This was not depicted on the plan. Bearings of boundary and lot lines were missing, the ownership of the private roads was not clearly defined, some angles were not defined it.

Mr. Kasprzak moved, Mr. Goodwin seconded and the vote was unanimous to have the 1220 ft. dimension stated by the CMP clearly delineated on the plan. With regard to the other matters, Mr. Kellett moved, Mr. Kasprzak seconded and the Board unanimously voted to request Mr. Rossborough to appear to discuss them. Items to be discussed are: (1) Private road ownership, (2) placement of iron pins at lot corners, (3) show angles of lot lines, (4) show bearings of all lot lines, (5) CMP permit for roads to be recorded and appropriate reference to it made on plan plus referred to in affected deeds, (6) remove the 40-year limitation on roads and substitute "perpetual", (7) setbacks.

DUMONT

Mr. Foglio had requested, by letter, dated Sept. 12, 1975, the advice of Town Counsel Atty. Elliott relative to whether or not Mr. Dumont's proposal was in conflict with the Subdivision Regulations or any State Statute. The Attorney's opinion that the Board can approve the subdivision subject to the approval of the D.E.P. The Board agreed that a letter be sent to Mr. Dumont requesting him to arrange an appointment to discuss the matter further.

MILL ACRES

Mr. Junkins brought in his revised Preliminary Plan for review. It was pointed out that the bearing on the boundary with Rte. 5 should be added. Mr. Junkins will check with his attorney to determine how best the "green belt" easement should be conveyed to the Town and what sort of a note or statement should appear on the Final Plan.

Meeting adjourned at 10:45 pm.

Approved By:

Ronald Dyer
William O. Kellett
Harold C. Fitch
Stephen R. Kasprzak

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin
Secretary