

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
SPECIAL MEETING

Oct.1,1975

The meeting was called to order at 7:50 p.m. by Chairman Junkins: others present were Douglas Foglio, Raymond Kellette, Ronald Dyer, Stephen Kasprzak and Frank Goodwin.

MINUTES

Mr. Kasprzak moved, Mr. Kellette seconded and it was unanimously voted that the minutes of the Sept.24th. meeting be approved as written.

SUBDIVISION REGULATIONS - Revisions

Almost the entire meeting was devoted to proposed revisions to the exiting Subdivision Regulations. Mr. Kasprzak submitted a list of revisions which was discussed at length. Mr. Kellett moved, Mr. Foglio seconded and the Board unanimously voted to accept the following:

(1) page 3 "Official Submitted Date", shall read indentically as expressed in the Act H.P.1006-L.D. 1274; Sec.2; Amending 30 M.R.S.A., Section 4956, subsection 2, paragraph C-I.

(2) Page 4, " Subdivision " shall read indentically as expressed in the first and second paragraph in S.P. 465-L.D. 1518 amending 30 M.R.S.A. Section 4956, subsection I.

(3) Page 4, 5.1.1 ,shall now read: The applicant shall schedule an appointment with the Secretary of the Planning Board to submit a sketch Plan. The sketch Plan will be received only at a regular Planning Board meeting which is held on the second Wednesday of each month at 7:30 p.m. at the Waterboro Town Office Bldg. on Lakewood Drive off Old Alfred Rd. and only when presented with completed "preapplication for Subdivision Approval. Sketch Plan application form. (See Appendix I)

(4) Add on Page 5, 5.1.3. which will read as did 5.1.1.

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- (5) Page 5, Under Preliminary Plan and preceding 6.1.1.a note to read:
"The Planning Board will not accept a Preliminary Plan for review until the Pre-Application procedure has been completed"
- (6) Page 5, 6.1.5. Amend the first sentence to read: "Within 60 days after formal submission of a Preliminary Plan application , the Board -----".
- (7) Page 6, Rewrite 6.1.8. to read: "The developer shall, within 7 days after submitting the Preliminary Plan, notify the abutters, by registered mail , of his proposed subdivision. Said letter shall inform the abutters that they have 7 days from the mailing date in which to register, by mail, with the Planning Board a request for a public hearing or comments, pro or con, upon the proposed subdivision. The developer shall at the same time, send a copy of the notice to the Board plus a list of the abutters to whom the said notice was sent."
- (8) Page 8, Add as paragraph 6.2.2.: "Land covered by proposed subdivision shall be so marked in the field that the Planning Board may readily observe locations of proposed roads and lot corners while making its on-site inspections".
- (9) Page 9. Add to the end of the first sentence in paragraph 7.1.1.:
(See Appendix 3)
- (10) Page 10. Change "2" copies to "10" copies.
- (11) Page 11, Delete the identification "7.3.3." and add to the end of the second sentence : "And, if any lots have been sold or are under contract, written evidence shall be submitted that interested parties have consented to the proposed changes."

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(12) Page 13, paragraph 8.3 change to read:"All house lots in a proposed subdivision shall conform to any existing lot size ordinance of the Town.

(13) Page 15. Add as paragraph 8.7:"Where a subdivision abuts or contains as existing arterial street, the Board may require marginal access Streets (streets parallel to arterial street providing access to adjacent lots), reverse frontage (that is frontage on a street other than the existing or proposed arterial street) with green strip in accordance with proposed 8.7 and 8.8 along the rear property line or such other treatments as may be necessary for adequate protection of the residential properties and to afford separation of through and local traffic.

(14) Add as appendices to the Subdivision Regulations:

A.Appendix 1: Preapplication Procedure for Subdivision Approval.

B.Appendix 2: Application for Subdivision Approval - Preliminary Plan.

C.Appendix 3: Final Subdivision Plan
Application For For Major
Subdivision of Land-Planning
Board of the Town of Waterboro.

D.Appendix 4.

E.Appendix 5: Receipt of Submittal.

Proposals referring to green belt and to recreational areas were deferred to a subsequent meeting.As were any additional suggestions of other members.

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MILLACRES -Wade Junkins

Mr. Kellett moved, Mr. Goodwin seconded that the Final Plan for this subdivision and the sample deed for green belt area be approved. The motion was unanimously carried.

RACKS FOR FILE CABINET

Mr. Folio moved, Ronald Dyer seconded and the members unanimously voted that racks for the new file cabinet be purchased from the Down Maine House by the Secretary. The Secretary was also requested to have 6 spare keys made for the same.

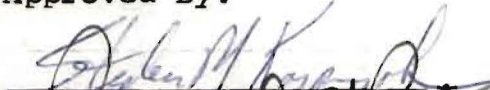



The Secretary reported that the Board had received a check in the amount of \$200.00 from the Town in payment for the prints of the subdivision Final Plans made at the Registry of deeds and that it had been deposited to the Boards bank account.

Meeting adjourned at 10:30 p.m.

Respectfully Submitted,


Frank R. Goodwin
Secretary

Approved By:





Wade Junkins Chairman