

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting Oct. 8 1975

Meeting called to order by Chmn. Junkins at 8:10 p.m.; others present were Douglas Foglio, Raymond Kellett, Ronald Dyer and Stephen Kasprak. In attendance were Bruce Woodsome Henry Milne, Thomas Dumont, John Rossbrough and Malcolm Roberts.

DUMONT

A Plan for the subdivision of Mr. Dumonts property adjacent to Mountain View development was presented. It was comprised of 4 lots. Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that the plan would be approved subject to D.E.P. approval.

MALCOLM ROBERTS

Mr. Roberts had petitioned the Board for a permit to tear down an existing structure located approximately 15 ft. from the N.H.W. mark of Little Ossipee Lake and to construct a new cottage with cellar 45 feet from the N.H.W. Mr. Kaspazak moved, Mr. Kellett seconded and the Board unanimously voted to issue the permit. The Secretary was so instructed. Mr. Roberts had submitted a plan of his lot on which was a proposed layout of structures. This will remain a part of these minutes.

HILL VIEW -Mrs. Corchoran

Mr. Rossbrough agreed to the following changes and/or additions to the Final Plan:

1. Note that Roads to be deeded to lot owners who shall be responsible for their up-keep.
2. Pins will be placed and shown at all points of angle of lot lines.
3. All angles shall be noted in degrees.
4. a copy of the C.M.P.Co. permit for crossing under power line to be filed and referred to on plan.
5. The 40 year limitation on road maintainance to be changed to "perpetual"
6. Set back for all structures to be a minimum of 150 ft. from all lot lines.

It was moved by Mr. Kaspazak, seconded by Mr. Foglio and

unanimously voted that the Final Plan will be approved subject to the above changes and additions.

OSSIPEE HILL ESTATES - Louis Wood

Mr. Rossbrough brought in a sample deed showing the deed restriction relative to further subdivision of lots. The deed being satisfactory Mr. Kasprzak moved, Mr. Dyer seconded and the Board unanimously voted to release the previously approved Final Plan to Mr. Rossbrough for registering. Mr. Rossborough is to provide the with prints of it.

SUBDIVISION REGULATIONS -Revisions

Mr. Kellett moved, Mr. Kasprzak seconded and the motion was passed by a vote of 2 to 1 to add to the regulations as paragraph 8.1.5 the following:

If the Planning Board determines that the reservation of land for parks and/or recreational purposes would be inappropriate, the Board may waive the requirement of land reservation on the condition that the subdivider (applicant) deposit a cash payment in lieu of land reservation with the Town Clerk. Such payment shall be placed in a trust fund to be used exclusively for the purchase and development of Neighborhood sites for Parks, Playgrounds and other recreational purposes. The amount of such payment shall be \$100. for each lot approved on the Final Plan.

It was voted to add as 8.7:

If the proposed subdivision abuts Routes 5 or 202 or 4, and all ~~state~~ state-aid roads, a strip of land not less than 25 feet and not more than 100 feet in width adjacent to said highway and running along said highway may be required to be set aside as a green belt, and the developer shall submit provisions for maintaining this area. ( A conservation easement may be conveyed to the Town of Waterboro over said strip). Said green belt shall be shown on the Preliminary and Final Plans.

It was voted to add as 8.8:

If the subdivision abuts a Town road, a strip of land not less than 25 ft. or greater than 50 ft. in width and adjacent to said road and running along said road may be required to be set aside as a green belt, and the developer shall submit provisions for maintaining this area ( a conservation easement may be conveyed to the Town of Waterboro over said strip). Said green belt shall be shown on Preliminary and Final Plans.

D.E.P. - Letter proposed by Mr.Foglio

It was moved by Mr.Foglio ,seconded by Mr.Kellett and un-animously voted that the letter proposed by Mr.Foglio, after, having been approved by the Town Counsel, be sent to the D.E.P. or appropriate agency. The purpose of the letter is to expedite the processing of applications affected by the Shoreline Zoning Ordinance.

WADE JUNKINS

Chairman Junkins gave notice of his resignation from the Planning Board effective immediately. Mr.Junkins had served conscientiously for over 7 years.

Meeting adjourned.

Respectively Submitted,

Frank R. Goodwin

Frank R. Goodwin, Secy.

Approved by:

Ronald E. G...

Stephen J. ...

Douglas C. Foglio

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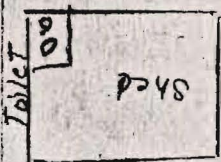
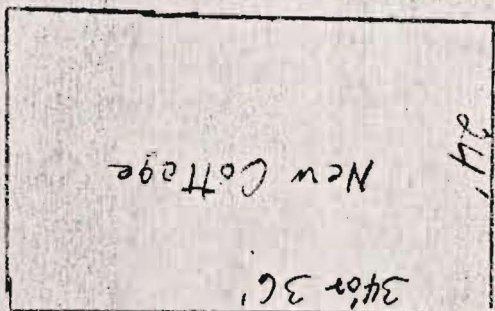
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Lake front

75'

45'

100'



172'

File with minutes  
Oct 8, 1975

Oct 8, 1975

Motion Made By S. Kasprazac  
Seconded By Kellet & Approved to  
Allow Malcolm Roberts to tear down  
And Build a New Cottage on His  
Existing Site

Malcolm Roberts -  
Property  
wants New Cottage