

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meeting, Nov. 5, 1975

OK
D.C. Foglio
11/3/75
R.D. + S.S.

Meeting called to order by V.Chmn.Foglio at 7:40 p.m.; Others present were newly appointed members, Roanld Dyer and Sheryl Smith, Stephen Kasprzak and newly appointed associate member Philip Gardner- Daniel Willett represented the Board of Selectmen. Sheryl Smith and Philip Gardner were welcomed as a new active board member and associate member respectively. The Chmn authorized both Stephen Kasprzak and Philip Gardner to vote filling the two absences of Messrs. Kellett and Goodwin.

MINUTES

Upon the motion of Stephen Kasprzak the minutes of the October 22 meeting including the corrections were unanimously approved.

NORTHWOOD VILLAGE- Final Plan

Chmn.Foglio reported that he and Mr. Goodwin appeared at the scheduled on-site inspection on Oct.27. After the completion of the inspection Courtland Alexander, representing Harmony Homes, Inc. was requested by Chmn. Foglio to establish a drainage easement in the vicinity of lots 7,8 & 9 to take care of the run-off in that area, and to affix the number "6" to lot #6 which had been inadvertently overlooked. The Plan in hand should that these requirements had been met. Copies of the D.O.T. permits for entrances to Rte.5 and culvert installations were also received at the on-site inspection Chmn. Foglio and Mr. Goodwin, due to the lateness of the season, agreed to and did give Harmony Homes permission to complete grubbing out the road and starting the installation of the base. Ordinarily this would not have been given until the Final Plan had been approved. Mr. Alexander was reminded to notify the Town Officials, by letter, of the intended starting date of the above construction. The Final Plan was reviewed and was found to meet all previous requirements. The deeds for drainage easements had not been signed. Mr. Dyer moved

that the Plan be approved but turned over to Harmony Homes only after the deeds had been signed. The vote was 3 favorable and one abstaining.

CONFLICT OF INTEREST

The question arose as to whether or not a Board Member, being a contractor and being involved in a project. The Plan for which is being considered, should vote on the approval and/or sign the Plan. After discussion Mr. Gardner moved that each member of the Planning Board (present and in favor) will sign the Plan according to his own disposition. Mr. Kasprzak seconded it and the vote was 3 in favor and 1 abstaining.

NUGENT-Power Permit

Mr. Kasprzak moved that the Board issue a Power Permit for Mr. Nugent. The validity of this action was based upon the revised tax map #14 showing all lots deeded from Mr. Pierce's property to date (including Mr. Nugent's lot) as both being waivers by the Town of any applicable sub-division regulations up to that time. Mr. Gardner seconded it and the vote was unanimous. Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that the ~~SECRETARY~~ Secretary return the blank Power Permit to Mr. Nugent and tell him that upon receipt of a completed Power Permit application the Chmn. will sign and return it to him.

SOIL SURVEY

Mr. Kasprzak moved, Mr. Dyer seconded and the vote was unanimous that a letter be sent to the Selectmen asking them to make a request to the Soil Conservation Service to complete the Medium Intensity Soil Survey of the Town the urgency for which is the necessity for land use regulation due to the existing and imminent development in the Town.

MEETINGS

Adisscussion regarding meetings for the near future resukted in a decision to hold one on Dec. 3 at which Wright, Pierce, Barnes & Wyman would be asked to appear to familiâarize them with our problem. The other propective land consultants would be asked to appear on the following two Wednesday Nights. The Secretary is to make these arrangements.

SEWALL

Dan Willett inquired if the Board had discussed the land use planning with Sewall. Since it had not ,Mr. Kaspraak offered to discuss the possibitity with them and report back to the next meeting.

UNDERGROUND CABLES and ST. LIGHT POLES

Dan Willett suggested that the Board look into the matter of underground power cables in new developments and the matter of the developer providing street lighting poles. To be discussed at a future meeting.

Next meeting Nov. 12, 1975

Meeting adjourned.

Approved by:

Sheryl Smith
Raymond A. Healey
Douglas C. Fighi
Donald Dye

Respectfully Submitted,

Frank R. Goodwin

Frank R. Goodwin, Sec.