

176.08

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

MINUTES

Regular Meeting April 14, 1976

Meeting opened at 8:00 p.m. by Vice Chmn. Ronald Dyer; others present were Raymond Kellett, Sheryl Smith, Stephen Kasprzak, Philip Gardner and Frank Goodwin; Mr. Gardner was empowered to vote.

The reading of the minutes was waived, the Treasurer's reported a balance as of April 1 of \$776.08 and this report was approved.

Attention was called to a notice from the S.R.C.C. regarding proposed construction, by Alfred Hettling, within the Corridor in Waterboro.

ROSE WEEKS

The on-site inspection of Mrs. Weeks on April 10 th. attended by Sheryl Smith, Philip Gardner, Stephen Kasprzak and Frank Goodwin, was discussed. Several suggestions made by the Board members were agreeable to Mrs. Weeks who was to pickup an application form and present it to the Board. The findings and suggestions of the investigative committee being satisfactory to the Board it was voted that the Secretary to be empowered to approve the application if it complied with the understanding between Mrs. Weeks and the committee at the on-site inspection.

JOSEPH P. MARCOUX

An application by Mr. Marcoux for a permit to repair both his boat house and a retaining wall (on Little Ossipee Lake) was discussed and determined that Planning Board approval was not required. Although he was so informed by phone that evening, during the meeting, the Secy. was instructed to confirm it by letter pointing out that, if the maintenance was beyond the normal high water mark, he should check with the E.P.A.; he should also check with the local Building Inspector.

CHAS. H. CHANTLAND

Applied for a permit for similar work. The letter in the same language was sent to Mr. Chantland.

DAVIS SUBDIVISION Stephen Kasprzak - Permit to Build.

Steve Kasprzak brought up the proposal of building on Lot #1 in compliance with details discussed with the same on-site inspection, ~~and directly following~~ committee as inspected Mrs. Week's proposal, and directly following it. He displayed a sketch reflecting the details as discussed and said that he was about to have a soil test, He stated that owner of the lot & structure was to be Ms. June Mann of Canton, Mass. Mr. Gardner moved, Mr. Kellett seconded and the Board unanimously voted to grant the permit upon completion of a formal application which if it did comply with the Boards understanding, could be approved by the Secretary.

Mr. Dyer called attention to: a letter which had been written to Land Use Consultant Inc. asking a representative to be at the present meeting to discuss their proposal on the Zoning study. Mr. Goodnow had to decline at the last minute, because of death in the family. A letter was to be written to him to try to make the April 28, meeting.

A letter to Mr. Elliott, Town Counsel , dated April 8, requesting his presence at the April 21, meeting to discuss Subdivision Regulation Revisions. Mr. Elliott's reply stated he would be present on that date at 7:30 p.m.;

A letter to Mr. Elliott regarding the status under the Subdivision law of contiguous parcels, now possessed by one owner, which , at the time of purchase by said owner, may have been separately registered. Mr. Elliott's reply stated that, unless separated by roads etc., contiguous lots, of less than 40 acres each, were to be considered collectively as one parcel. Mr. Goodwin stated that this question was prompted by the sale of a lot , by Mr. Louis Wood , out of a parcel which had already been subdivided but which subdivision did not include this lot, therefore, as discussed at a previous meeting, Mr. Wood was in violation and the Selectmen would be so notified; The notice of a court action, by Land Management Inc. against , among others, the Waterboro Planning Board in connection with "Brookside" subdivision as proposed by Nolette & Payeur, Assoc. The Secretary had left a copy at Town Counsels office with his receptioness , distributed copies to all members of the Board present and given one to the Selectmen.

CETA

The Selectmen inquired if the Planning Board could use, to its advantage , a person with commensurate qualifications in its zoning and planning activities. The Planning Board request a little time for consideration of the matter.

The Board voted that a copy of L.U.C. Inc. proposal be sent to the Town Counsel for comment.

Sheryl Smith suggested consideration of a moratorium on subdivisions until acceptance of a zoning ordinance. Mr. Dyer suggested that, rather than act on the matter immediately that it be given considerable thought and that specific reasons for and benefits of such a move be brought before the Board. The matter was left there.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,
Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved by:

Royell Dyer
Sheryl Smith
St. L. Kern