

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Special Meeting April 21, 1976

Meeting called to order by Chmn. Foglio at 7:35 p.m.; others present were Raymond Kellett, Ronald Dyer, Stephen Kasprzak, Phillip Gardner, and Frank Goodwin. Attending was Town Counsel, Roger Elliott. The Chmn. empowered Mr. Kasprzak to vote in the absence of Sheryle Smith.

Mr. Kasprzak, due to the volume of business to be covered motion to waive the discussion and approval of previous minutes until the next meeting; Mr. Dyer seconded and it was unanimously voted.

The Chmn. called attention to a letter from the State Planning Office which requested the Board's opinion as to the effectiveness of the Regional Planning Office. Action was deferred until the next meeting.

The Chmn. read a letter from Sheryl Smith tendering her resignation from the Planning Board.

The meeting was turned over to Town Counsel.

COURT ACTION - By Land Management Inc.

Mr. Elliott gave a brief dissertation on the legal aspects of the court action. He said that the Board should proceed normally with business relating to the Brookside subdivision. He said that, for now, the matter, as it affects the Planning Board would be in his hands and that he would keep the Board and the Municipal Officers informed as he deems necessary.

LAND USE CONSULTANTS INC. Proposal

Mr. Elliott pointed out that in the Board's discussion with L.U.C. Inc. it should require that a description of all data to be finally provided to the Board be clearly stated and that one should be a detailed map of the Town showing each proposed zone and its definitive boundaries.

His further comment was that, under paragraph 4, a determination should be made for all lot sizes, not just residential. He emphasized the importance of an in-depth Comprehensive Plan as a product of the study and cautioned that a clear understanding should exist as to what the responsibilities of L.U.C. Inc. would be in this matter. Mr. Kasprzak pointed out that the L.U.C. Inc. was to be asked to provide information for and assistance in the expansion of the Comprehensive Plan.

SUBDIVISION REGULATIONS Revisions

Mr. Elliott Made the following comments:

Abutters: definitions for abutters should be cleared up either under Article IV, "Definitions" or under 6.1.8. or both.

6.1.8. The best way to clarify this paragraph would be to have it read: "Shall notify all land owners within" a certain distance from the boundaries of the proposed development. This would leave "abutters" to cover contiguous land-owners only.

8.1.5. as proposed addition to page 13: Counsel questioned the work ability and, perhaps, the legality of this proposal and recommended it be given more thought.

8.3, page 13 should refer to existing municipal County or State ordinances rather than to definite sizes of lots or set-backs etc.

Abandonment of Town Roads.

Counsel recommended that the matter of abandonment of little-used Town roads be discussed in order to forestall excessive expenditures brought about by the development of a subdivision thereon. The Board can make no regulation to deal with such a situation as it stands.

7.1.5 It was the consensus that this paragraph relative to requiring surety from the applicant prior to Final Approval should be reconsidered.

On advice of Counsel, received as a result of a question from the Board relative to the use of a tape-recorder merely, for note-taking by the Secretary, conversation will no longer be taped, unless upon some special occasion, such as a hearing or similar. The minutes will be made up from these "notes" and such other information that the Secretary shall accumulate.

Meeting adjourned 9:30 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

Minutes of April 21, 1976 Meeting

Approved By:

Donald Dyer
Shelly M. Jander
Raymond A. Kellitt
Stephen J. ...