

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
Regular Meeting , May 12, 1976

Meeting was called to order at 8:00 p.m. by Vice Chmn. Ronald Dyer; others present were Raymond Kellett, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin. Mr. Kasprzak was empowered to vote. Mr. Hamilton was welcomed as a new associate member replacing Phillip Gardner who was made a regular member. Dana and Daniel Woodsome and William Earle were present, in connection with school work, to observe Planning Board operation. Waterboro's new Code Enforcement Officer, Mr. Jerry Simpson was also present for the first time. He will be given notice of meetings.

MINUTES

Phillip Gardner moved, Stephen Kasprzak seconded and it was unanimously voted to approve the minutes of the April 21 st. meeting. Stephen Kasprzak moved, Phillip Gardner seconded and it was unanimously voted that the minutes of the April 28 th. meeting be approved.

TREASURERS REPORT

Mr. Goodwin reported that since there had been no expenditures in April the balance remained \$776.08, the same as in April. Mr. Kellett moved Mr. Kasprzak seconded and the vote to approve the report was unanimous.

LAND USE CONSULTANTS, INC.- Zoning Study

Mr. Kasprzak moved, Mr. Kellett seconded and the vote unanimous to have Vice Chmn. Dyer, in the absence of Chmn. Foglio, sign the contract with L.U.C., Inc. in the amount of \$20,000. to work with the Planning Board in developing a zoning ordinance along with all necessary supporting data and to investigate Waterboro's water resources; that the Secretary was to forward the signed contract to L.U.C., Inc.

Mr. Kasprzak reported that L.U.C., Inc. has ^{almost} already completed the Base Map; that the U.S.S.C.S. has completed the medium intensity soil study and that L.U.C., Inc. is going to purchase from the Federal Government photographs of the completed soils maps for use in the land use study.

BROOKSIDE SUBDIVISION

The Board had just received from S.M.R.P.C., mailed May 7, 1976 a copy of the D.E.P. approval, on April 28, 1976 of the proposed Brookside Subdivision. It was recalled that the Board had voted to hold a hearing on the subdivision within 45 days of D.E.P. approval. Attention was called to the receipt of a copy of a motion by Town Counsel to the Court to dismiss L.M., Inc. suit against the Planning Board in connection with Brookside.

SUBDIVISION REGULATIONS Revisions

Mr. Kasprzak moved , Mr. Goodwin seconded and the vote was unanimous , to hold a public hearing on June 9, 1976 at 7:30 p.m. at the Town House on first , the proposed revisions to the Subdivision Regulations and second, the Brookside Subdivision, in that order. Mr. Kasprzak suggested that Nolette & Payeur and Land Management , Inc. be apprised with in the week of the plans for the hearing to ensure that each party had the date open. The Secretary is to have the revisions typed and duplicated, including changes discussed with Town Counsel, ready for review and action at a special Planning Board meeting on May 19,. Mr. Kasprzak moved, Mr. Goodwin seconded and the vote was unanimous to ask Town Counsel and the C.E.O. to be present at the hearing on June 9 th.

BY LAWS

Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous to defer discussion of the proposed Planning Board By-Laws until next meeting thereby giving the members a chance to refresh their memory on them.

RITCHIE

Mr. Kasprzak moved , Mr. Gardner seconded and the vote was 3 affirmative with Mr. Kellett abstaining to avoid possible conflict of interest implications, to allow Mr. Ritchie to extend his porch parallel but not nearer to the shore line as indicated up on his application and contingent upon review on the site by the C.E.O. and his favorable report as to its practicability; further that the Secretary be empowered to approve the application sending a copy to Mr. Ritchie.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Frank R. Goodwin

Frank R. Goodwin, Secy.

Approved by:

Atty L. Kynard
Equalized Dept
Philip M. [unclear]