

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting , Aug.11,1976

Vice Chmn. Ronald Dyer called the meeting to order at 7:30 p.m.; others present were Raymond Kellett, Phillip Gardner, Stephen Kasprzak , James Hamilton and Frank Goodwin. Jerry Simpson , Code Enforcement Officer and David Johnson of the Conservation Commission were in attendance. Mr.Kasprzak was empowered to vote.

MINUTES

The minutes for the June 16,1976 and July 14,1976 meetings were unanimously accepted as written.

COMMUNICATIONS & BILLS

Letters from Land Use Consultants, Inc. dated July 15 and 26 were reviewed by the members and placed on file. Mr.Kasprzak moved, Phillip Gardner seconded and the Board unanimously voted to recommend to the Selectmen for payment a bill dated July 30,1976, in the amount of \$1900. representing the July installment of the cost of the Land use & zoning study.

REPORTS

Treasurer: Stephen Kasprzak moved, Phillip Gardner seconded and the members unanimously voted to accept the report of the Treasurer as read.

By-Laws Committee: Mr. Gardner reported that the By-Laws were in process of typing to reflect the changes recommended in the work session of Aug.8th. on the same.

NEW BUSINESS

TERRANCE HACKETT: Mr. Hackett submitted an application for a permit to build a daylight basement under his cottage facing Little Ossipee Lake. Mr.Kasprzak moved, Mr.Kellett seconded and the Board unanimously voted to grant the permit contingent upon the conditions that the dirt excavated is to be hauled away, that the slope from a point about 25 ft. in front of the basement to the base of the slope not be disturbed and that such yard as is disturbed be reseeded within 30 days after completion of construction of the basement.

JOHN BLUNT: Mr.Blunt brought in a plan of the subdivision of a parcel into 2 lots to determine if approval was required. Mr.Kasprzak, having prior knowledge of the matter pointed out

that this parcel had been part of a larger parcel within five years and that there was no domicile on the property and, hence, approval would be required. The Secretary supplied Mr. Blunt with a copy of the Regulations including the new amendments and suggest to Mr. Blunt make application in the prescribed manner.

#### OLD BUSINESS

LNAD USE STUDY: Mr. Stanley Goodnow of Land Use Consultants Inc. along with Prof. Orlando DeLogu, Arnold Biondi and David Brownlie were present to make a progress report the land use study. Mr. Goodnow displayed 14 exhibits consisting of a base map of the Town plus nine overlays showing various characteristics which would comprise the bases for zoning and the administration of the Subdivision Regulations. During the early part of this presentation at least one of the Selectmen were present; later all three Selectmen were in attendance. The presentation of the material was very demonstrative and impressive of the proposed thoroughness of the study. Professor DeLogu, now teaching at U of M Portland in the Law College and having had a broad experience in land planning, since it was a matter that Land Use Consultants, Inc. felt it was their responsibility to consider and bring it before the Town Officials and Planning Board, gave an outline of the circumstances surrounding certain land, likely to fall to the Town due to default of taxes in which he recommended, without any intent to encroach upon the prerogations of the Town Officials, that a plan of action be well established prior to the event of such an eventuality.

The next meeting with Land Use Consultants, Inc. will be on Sept. 8, the regular meeting night. The Secretary is to invite the Conservation Commission to attend. The intent is to use the Town House for the meeting and the Secretary is to notify the Boy Scouts of this intent.

Mr. Goodnow pointed to the necessity for an early series of work sessions on the study, whereupon, the Board agreed that they should begin on Thursday, Sept. 16, and continue on the 23th. and 30 th. Mr. Kasprzak moved; Mr. Kellett seconded and the vote was unanimous, that the Secretary is to notify in due time, Selectmen and the Conservation Commission of any and all work sessions on the study or the proposed Zoning ordinance. Mr. Goodnow will send the Planning Board an agenda for each session and the Secretary is to forward copies to both the Selectmen and Conservation Commission. Mr. Goodnow left with the Board four prints of the Base Map and promised to send four more by mail.

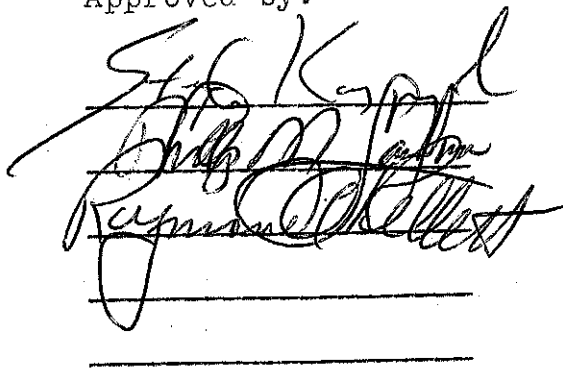
Meeting adjourned at 11:30 p.m.

Respectfully submitted,

*Frank R. Goodwin*  
Frank Goodwin, Secy.

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Approved by:

  
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