

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES
REGULAR MEETING, OCTOBER 13, 1976

The meeting was called to order at 7:30 p.m. by the Secretary, Frank Goodwin, acting as chairman, Mr. Foglio being detained by press of business. Others present were: Raymond Kellett, Phillip Gardner, Stephen Kasprzak and James Hamilton, all of the Board, and Jerry Simpson, Code Enforcement Officer. Mrs. Carrie Bean and her land surveyor, John Rossborough, were present to apply for subdivision approval. Both Messrs. Kasprzak and Hamilton were empowered by the acting chairman to vote.

TREASURER'S REPORT

Mr. Goodwin reported a balance of \$705.50 in the treasury as of Oct. 1, 1976; \$14.23 had been spent from Petty Cash, leaving a balance of \$10.77. Stephen Kasprzak moved, Phillip Gardner seconded and the vote was unanimous that the report be accepted.

COMMUNICATIONS

A notice of the Rondan Realty, Inc. intentions to apply to the S.R.C.C. for permission to build on lots Nos. 1393 and 1394 in the Arrowhead Estates development.

A letter from the S.M.R.P.C. relative to the E.D.A. Public Works Act, including application forms and general instructions.

A copy of a letter from David Emery, M.C. to the Selectmen relative to a meeting on October 20, with Regional Director of E.P.A., John McGlenon at Augusta to discuss problems which the Municipalities may be having in their dealings with the E.P.A.

From the Federal Insurance Administration, a group of maps of the various sections of the Town of Waterboro showing the various areas which are considered by the Administration to be flood hazard areas.

(Chmn. Foglio arrived and assumed the chairmanship of the meeting).

REPORTS OF COMMITTEES

Zoning: Two more meetings on land use and zoning have been held at the Town House. The next workshop meeting is to be on Nov. 3d at 7:30 p.m. at the Town House.

Further, Land Use Consultants, Inc. will have on exhibit at the Polling-place on Tues., Nov. 2d displays of their progress in the form of maps and charts accompanied by one of their representatives who will answer questions regarding them.

By-Laws: Mr. Gardner presented a draft of the Planning Board proposed by-laws for approval.

NEW BUSINESS

Carrie Beam subdivision: Mrs. Beam presented a Preliminary Plan of her proposed subdivision off Ossipee Hill Rd. It was pointed out to her that this plan would, for the time being, be regarded as a sketch plan in accordance with the procedure outlined in the Regulations. An on-site inspection date of Sat., Oct. 16, at 11:30 a.m. was set.

Absentee Record: It was suggested that the record of Assoc. Members empowered to vote include the name of the absentee.

By-Laws: Mr. Gardner stated that this draft was a result of the recent work-shop meeting on the same. Mr. Kasprzak moved, Mr. Gardner seconded and the Board unanimously voted to adopt the By-Laws as written to become effective October 13, 1976; further, that the draft be given to the Administrative Asst., Mr. Hall, to be typed suitable for printing, and that the Secretary shall have them printed in "pocket booklet" form with a pouch in the inside of the front cover which may be used for list of the current members of the Planning Board. The Secretary is to use his judgement as to the number to be printed.

OLD BUSINESS

Election of Officers: Phillip Gardner moved, Stephen Kasprzak seconded and the Board unanimously voted that the existing officers remain in office until the regular meeting in April 1977.

Subdivision Regulations: Mr. Kasprzak moved, Mr. Kellett seconded and the Board unanimously voted to instruct the Secretary to have 200 extra copies of the appendices printed along with the printing of the revised Regulations. The Secretary is also to look into suitable bindings, preferably some that will permit addition or deletion of pages.

John Hanscom: It was moved, seconded and unanimously voted that the Secretary inform Mr. Hanscom by letter as follows: if the properties which he intends to sell along Rte. 202 (those on each side of the Dixon lot) were not surveyed and recorded at the Registry of Deeds prior to Sept. 21, 1971, then they are in Subdivision status; that, in order to prevent this situation from possibly clouding title to these properties, the Board suggests that he have the properties surveyed by a registered Land Surveyor, have a Final Plan drawn in accordance with the newly revised Subdivision Regulations and dated August, 1972 and present it to the Board. If the Board finds that all requirements have been met, the Plan will be approved.

Blaney: Mr. and Mrs. Blaney applied for a permit to construct a cellar foundation under their existing cottage on Middle Branch Pond. Mr. Goodwin moved, Mr. Kasprzak seconded and the vote was unanimous to grant the permit on the condition that all ground areas disturbed by the construction (outside of the cellar) be loamed and reseeded within a year of completion.

Raymond Kellett: Mr. Kellett applied for a permit to construct a cellar foundation under his home on Little Ossipee Lake. Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous (Mr. Kellett abstaining) to grant the permit on the condition that all ground areas (outside the cellar) disturbed by the construction be loamed and reseeded within a year from completion.

The Townsman: Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous to instruct the Secretary to subscribe to the Townsman, the M.M.A. organ, for each member of the Board, using Planning Board funds.

Meeting adjourned at 10:40 p.m.

Respectfully submitted,

Frank R. Goodwin
Frank R. Goodwin, Secy.

Approved. By: *Phil M. Sanford*
Raymond Kellett
J. H. H. H. H.

MEETING

Workshop meeting with LUC, at the Town House
WEDNESDAY evening, Nov. 3 at 7:30 p.m.