

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, March 9, 1977

Meeting called to order by Chmn. Foglio at 7:40 p.m.; others present were Raymond Kellett, Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin. Mr. Kasprzak was empowered to vote.

MINUTES

Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous to approve as written, the minutes of the following meetings: January 12, 1977, February 9, February 19, February 21, and March 2.

COMMUNICATIONS & BILLS

The following bills were read:

Wilson's Printers: \$554.15 for printing 500 copies
of the proposed Zoning Ordinance.
75.00 for printing 200 copies
of the Planning Board Bylaws.
Portland Press Herald: \$ 38.40 for legal advertisement
menrs for the Feb. 19 hearing.
Sanford Tribune: \$ 12.30 for the March 2, hearing

Mr. Kasprzak moved, Mr. Kellett seconded and the vote was unanimous that all except Wilson's bill for \$554.15 be paid by the Planning Board and that bill should be approved for payment and presented to the Selectmen for payment.

REPORTS OF MEMBERS OR COMMITTEES

Treasurers Report:

The Treasurer reported that, as of Mar.1, there was a balance of \$541.07; the petty cash account had been overdrawn by \$ 1.79 but had since been put in the black by \$25.00 from thw main account. Mr. Kasprzak moved, Mr. Gardner seconded and the vote to accept the report was unanimous.

As voted in the previous meeting, a letter was wrtitten to Town Counsel relative to land transactions by Mr. John Fallon ans his sister Katherine Fallon which(letter) was carried on March 3, to the Town Counsel by Chmn. Foglio , purposely to discuss the matter with him or his associates. Mr.Foglio reported that he had done so and in the absense of the regular Counsel,Mr. Elliot, had talked with Mr.Nelson, an associate. Mr.Nelson's opinion was that the transactions did, infact, result in a "subdvision" and that there was at least one and possibly two violations of the Waterboro Subdivision Regulations. Mr.Nelson also gave his opinion of action which might be taken of the possible decisions and remedies. Chmn. Foglio requested that all this be written into a reply to the above letter and sent to the Planning BoardSSec. to which (request) Mr.Nelson agreed. At the time of this meeting no reply had been received.

Mr. Kasprzak moved, Mr. Gardner seconded and the vote was unanimous that, since no letter expressing opinions had been received from Town Counsel that the Planning Board not decide on any action until such written opinions are received.but that, as soon as tha Secretary should receive this communication, he extract from it such information as relates to the status of the MrBerkemose's property and, by letter, inform him of it and the approximate date on which the Planning Board will take action.

Chmn. John Monteith and Daniel McCarthy of the Selectmen were present during the above discussion and indicated their satisfaction with the handling of this matter.

OLD BUSINESS

Ridge Estates; Jewett:In view of the fact that the Proposed Zoning Ordinance will be voted upon at the Annual Town Meeting only 3 days away Mr.Kasprzak moved, Mr.Kellett seconded and the vote was unanimous to postpone any action on Mr. Jewett's development until the outcome of the vote is known.

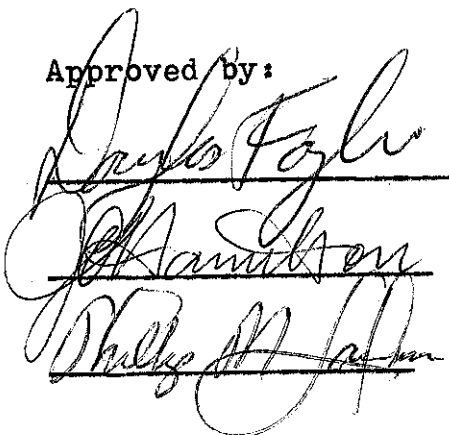
John-Blunt:Preliminary Plan Application

Receipt received from Town Clerk indicating payment by Blunt Construction Co. of a \$25.00 application fee. A review of Mr.Blunt's Preliminary Plan disclosed the following deficiencies: No location map; north arrow incomplete; no demension on the street; utility poles, their owner and numbers not shown; not accompanied by sample deed showing deed restrictions and covenants; second test pit not dug; proposed set-back lines; indication and description of corner markers; loeaation of proposed driveways; improper print size; and name of property owners across existing streets. A topographical survey will not be required. Mr.Blunt is to be so informed.

Zoning: The Secretary is to request of Land Wse Consultants, Inc. that Professor DeLogu be present with Mr.Goodnow at the Town Meeting/.

Meeting adjourned at 9:30 p.m.

Approved by:



Respectfully submitted,


Frank R. Goodwin, Secy.