

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regualr Meeting , April 13,1977

Meeting was called to order by Chmn. Foglio at 7:45 p.m.,; others present were Phillip Gardner, Stephen Kasprzak, James Hamilton and Frank Goodwin. Both Mr.Kasprzak and Mr. Hamilton were empowered to vote.

ELECTION OF OFFICERS

Mr. Kasprzak moved, Mr. Hamilton seconded and it was unanimously voted that the incumbent officers continue in office for 1977.

MINUTES

Mr. Gardner moved, Mr.Hamilton seconded and the vote was unanimous that the minutes of the March 9,1977 and March 23,1977 meetings be accepted as written.

COMMUNICATIONS & BILLS

A "statement of policy" from the proposed Grace Children's Home was received from the Selectmen asking if and under what part of the Zoning Ordinance this institution would be enabled. It was agreed that the matter would be considered,dicussed at the next meeting and a report made to the Selectmen.

A letter from the State Planning Office acknowledging receipt of a copy of Waterboro Zoning Ordinance, pointing to three instances when it may not be restrictive enough to satisfy the State Shoreland Zoning Task Force and calling attention to an April 25th. meeting of that body in Portland. The Secretary was instructed to make a reservation to meet with the Task Force after 8 p.m. on that evening.

An application for Power Permit for Frank Berkemose on his lot on Cotton Rd. was received and signed by Chmn. Foglio.

The Secretary was directed to discuss with the Code Enforcement Officer, the matter of a denial to Mr. Bradeen for a Building Permit.

Mr. Gardner moved, Mr. Hamilton seconded and the vote was unanimous that the bills from Down-Maine Office Supply Co., \$15.21 and from the Portland Press Herald (\$7.20) be paid.

REPORT OF OFFICERS & COMMITTEES

Treasurer's Report: The Treasurer reported a balance, as of April 1, of \$348.37 in the bank account and \$16.78 in petty cash. Mr. Hamilton moved, Mr. Kasprzak seconded and it was unanimously voted that the report be approved.

OLD BUSINESS

Mr. Hamilton moved, Mr. Gardner seconded and the vote was unanimous that the Secretary, in a letter to the Selectmen recommend that legal action be taken against Ms. Katherine Fallon for violation of the Subdivision Law.

The Secretary was directed to call the Code Enforcement Officer's attention to the fact that Carrie Bean may have sold another lot from her property on Ossipee Hill Rd. and could be in violation of the Subdivision Law. Secretary shall also acquire from the Selectmen a copy of the abstract of any such sale along with dates of any out-sales from this property within the last 5 years.

Mr. Pacquette, who had purchased Mrs. Remillard's lot on Little Ossipee, proposed that he be allowed to revise plans given Mrs. Remillard to build two retaining walls and build but one. He was advised to proceed with the one wall, building it no nearer the normal high water line than previously proposed. Upon its completion the Board would inspect the site and, at that time, determine if additional work would need to be done.

Mr. Blunt and his Engineer, Mr. Malthorne presented a plan of the proposed subdivision by the Blunt Construction Co. on Ossipee Hill Rd. It was checked to determine if it complied with the Regulations and especially with requirements of a letter dated March 11, to the Company. The plan submitted was not identified as to whether it was a Preliminary or Final Plan. Mr. Kasprzak moved, Mr. Goodwin seconded and it was unanimously voted to mark it Preliminary and date it April 13, 1977. It was so marked. In as much as the Subdivision Regulations required a "true North" arrow and the applicant had shown a "magnetic North". having been given a choice in the letter of March 11, Mr. Gardner moved, Mr. Kasprzak seconded and the vote was unanimous to accept the latter. Mr. Kasprzak moved, Mr. Gardner seconded that the Final Plan bear, as a note, reference to a green belt as stated in Note 1 on the Final Northwood Willage plan and that the restrictions and provisions therein stated shall be covenanted in the deed for each lot and further that the requirement of a sample deed be waived.

It was agreed that this subdivision will be titled "Ossippe Hill Subdivision:" on the Final Plan.

Mr. Blunt presented revised site investigation reports dated 4-10-77 for lot #2 and a report for lot # 1.

The Secretary is to confirm these comments by letter in which attention will be called to the sending of notices to adjacent property owners.

NEW BUSINESS

The Selectmen were informed that neither Brian Huntress's sale of his lot nor the sale of land by Country Property Real Estate required subdivision approval,

The Secretary was directed to write a letter to James Carll, President of the Historicial Society encouraging the Society to advise the Planning Board on matters of concern to the Society and to assure it that the Planning Board will be glad to cooperate with it.

A work session will convene at Mr. Kasprzak's office on April 27 at 7:30 p.m.

The Selectmen were in for a preliminary discussion of the possibilities for a new sanitary land fill site.

Meeting adjourned at 10:50 p.m.

Respectfully submitted,
Frank R Goodwin
Frank R. Goodwin, Secy.

Approved by:

Joseph C. Taylor
William A. Smith
Philip M. Smith
