

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES  
Regular Meeting - Jan. 24, 1980

Called to order by Chmn. Foglio at 7:55 pm; others present were Mrs. Hamel and Messrs. Gardner, Hamilton, Keith, R. Goodwin and F. Goodwin. Mr. Robert C. Fay was also in attendance.

MINUTES:

The minutes for the Nov. 29th. and the January 9th. meetings were approved as written.

REPORTS OF OFFICERS AND COMMITTEES:

The Treasurer presented the financial report for 1979. There were no question regarding it.

OLD BUSINESS:

Buff Brook Estates: Atty. Paul McEllhiney questioned what the next move is on the Buff Brook development. He was advised that application for Final Plan approval was in order. He said that the road work, as agreed upon, is in progress and should be completed in the near future. Although the road is to be owned by the occupants of the development, he stated that it is being built in accordance with Town standards and he would encourage some construction supervision by proper Town Officials as initially agreed to.

Zoning Revisions: It was agreed that a work session be held on Feb. 6th. to procede with the revisions.

Growth Control: Mr. Keith has made considerable study of this matter and has concluded that the money situation being what it is a move in this direction is not vital at this time. This was generally agreed to but the feeling was that the matter should be thoroughly understood by the Board and that procedures should be developed and agreed upon, insofar as possible, in order that action can be taken when necessary. It was felt that due to the urgency of the Zoning Ordinance revisions no time, as a Board, can be spent on Growth Control until the revisions are completed. However, Mr. Keith will, as time allows, roughly draft out plans for the convenience of the other members to consider and, possibly, discuss at a regular meeting.

Social Evening: The matter of the Board, with their spouses, enjoying an evening at some eating spot has been brought up

several times in the past but that is as far as it ever went. Mr. Hamilton brought the matter up again and got action. The event will be on Friday, Feb. 1st. at the Art Gallery. Robert Goodwin will make the arrangements. The expense will be borne by the Board members.

Steve Libby: Mr. Libby has purchased a 40 acre lot on Middle Road from Rosenfield who holds better than 300 acres which he proposes to develop into 40 acre lots. Mr. Libby's concern has been what effect the subdivision of his parcel into two lots will have on the overall development. This matter was discussed with Town Counsel on Jan. 24th. by Mark Caldwell. Counsel's advice was that, if Mr. Libby does this, any further subdivision of the original 300+ acre parcel which results in any lot being less than 40 acres creates a subdivision requiring approval. Feeling that this was not made clear to Mr. Libby the Board directed the Secretary to explain this to him by letter.

NEW BUSINESS:

Arrowhead Estates: Consideration is being given to the possible sale of some of the lots in this development which the Town has taken on tax liens. Mr. Fay explained the matter to the Board for their convenience in consideration. Although no definite opinion could be reached without seeing the property delineated on a suitable map there was some feeling that certain lots should be sold to abutters. Mr. F. Goodwin agreed to work with Mr. Caldwell in preparing such a map and, hopefully, to have it ready by Feb. 6th.

Meeting adjourned at 9:30 pm.

Respectfully submitted,



Frank Goodwin, Secretary

Approved by:

