

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting - February 13, 1980

Called to order by Vice Chmn. Gardner at 7:45 pm; others present were James Hamilton, Russell Keith, Eleanor Hamel and Frank Goodwin. Mrs. Hamel was empowered by the Chmn. to vote.

MINUTES

Mr. Keith moved, Mrs. Hamel seconded and the vote was unanimous to accept the minutes of the Jan 24, 1980 meeting as written.

CORRESPONDENCE & BILLS

Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous that the bill in the amount of \$519.75 from Roberts Office Supply Co. for the plan holders and rolling stand be paid. (It has been delivered and is stored in the cellar and will be put into use when the new office bldg. is occupied.)

The notice of the council meeting on Feb. 19th. was read.

A copy of the minutes of the Dec. 8, 1979 meeting of the Conservation Commission was received, read and placed on file.

A copy of a letter from Atty. McElhinney to the Road Commissioner relative to roads in the Buff Brook subdivision was received and placed on file.

Received a copy of the Saco River Corridor Commission's Newsletter. A renewal of the subscription is due. Mr. Hamilton moved, Mrs. Hamel seconded and the vote was unanimous to renew the subscription for \$1.00.

REPORTS OF OFFICERS & COMMITTEES

The Treasurer reported an amount of \$1.99 interest on the bank account. No expenditures in January. Balance on Feb. 1st. was \$445.67

OLD BUSINESS

Steven Libby: Mr. Libby made application for Preliminary Plan approval of a 2-lot subdivision on Middle Road, paying a fee of \$25.00. The following additions to the Plan were requested:

1. A note relative to the cemetery and the right-of-way to it should be made on the Plan.
2. A 25 ft. wide green belt along the entire road frontage should be indicated.
3. Owner of property across the road should be indicated.
4. Zoning should state "Residential & Agriculture".
5. Put a north arrow on the location sketch.

Contour plan will be waived.

Mr. Frank Goodwin moved, Mrs. Hamel seconded and the vote was unanimous to permit Mr. Libby to present his Final Plan at the next regular meeting for review and approval.

Zoning Revisions: Copies of the revisions selected to date were given out for review.

NEW BUSINESS

Mr. Langill: Has made application for permission to conduct a Home Occupation at his home on Robert's Ridge Rd. It consists of valve repair. No additional workspace is required and the operation will not require more than the 25% limit, if that.

Since this use is not permitted in this zone, but is similar to a use permitted in other zones, it requires both Selectmen and Planning Board approval.

In light of this, Mr. Frank Goodwin moved, Mr. Hamilton seconded and the vote was unanimous that the Planning Board approve his application. He was then advised to apply to the Selectmen for their approval.

Mr. Stephen Kasprzak: Made application for a 1-lot subdivision off Webber Rd. on Hanscom Extension Way, presenting sketch plan showing the 3-acre plot. An on-site inspection to be held Friday Morning at 9 am, meeting at Mr. Kasprzak's office. Mr. Keith moved, Mrs. Hamel seconded and the vote was unanimous that the Sketch Plan be accepted as complete and that the Preliminary and Final Plans could be submitted together subject to any conditions resulting from the on-site inspection.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Frank R. Goodwin

Frank Goodwin
Secretary

Approved by:

Shirley M. Seaman

Russell R. Keith

James O. Hamilton