

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES

Regular Meeting, April 9, 1980

Called to order at 7:30 p.m.

Members present: Messrs. Hamilton, Keith and F. Goodwin; Mr. Douglas Foglio attended and, although not a member, was requested to input on the matters of the meeting. Since a quorum was not present no action was taken.

Mr. & Mrs. Walker appeared to discuss their proposition to build a structure on the land of Louis Caron on Clark's Bridge Road in No. Waterboro, to be used as a retail store for used children's clothing. The Walkers live on the premises and he is related to Mr. Caron. Attention was called to the fact that since this was neither a permitted or conditional use in the area it would require the approval of both the Planning Board and the Selectmen, in that order, and that, since there was not a quorum of the Planning Board it would have to wait until the next meeting.

They proposed to locate the new structure closer to the lot-line than is permitted and were advised that if they persisted in this desire they would have to take the matter to the Zoning Board of Appeals.

The matter will be considered at the next meeting. Katherine Hobson, a neighbor was present to voice her approval of the proposal.

Buff Brook Estates: Atty. Paul McElhinney appeared for the Southern Maine Realty Trust with a print showing several lots with the idea of getting final approval. Mr. Foglio pointed out that this was not in compliance with previously agreed procedure. Mr. McElhinney admitted this stating that the change was due to the existing tight money situation. The standing condition was that no lots could be sold "unless and until the road passing in front of the lot to be sold was completed----" (see McElhinney's letter of Jan. 26th, 1979 and Minutes of March 14, 1979). A question was raised by the Atty. as to the necessity of this as long as no building permits would be issued until the road was completed. Mr. Foglio demonstrated the necessity by citing instances when the developer was no longer available to complete the roads which then became a burden upon the Town.

It was suggested that a index map of the entire development be made to the largest scale that would fit on a 24 in. by 36 in. sheet and that the phase or section approved for development be shown on separate additional sheets which would be referred to on the Index Map.

Atty. McElhinney left a letter to the Planning Board relative to the land to be dedicated to the Town. He was informed that acceptance of such land would require a vote of the Town and that the matter should be referred to the Selectmen.

Atty. McElhinney intends to appear at the next April meeting.

No action could be taken on the following :

Louis Caron application to build,  
(Mr. & Mrs. Walker)  
Mrs. John M. (Hazel F.) Coulter:  
Decision on substandard lot.  
Raymond and Carol Dupont:  
Permit to build Garage on substandard lot.  
Donald C. Smith, Permit to build full basement  
under existing dwelling on Little Ossipee  
Lake.

Meeting adjourned at 10:35 p.m.

*Russell A. Keith*  
*J. Hamilton*

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