

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE



MINUTES  
Regular Meeting - August 13, 1980

Called to order by Vice Chm. Gardner at 7:30 p.m.; others present were Mrs. Hamel and Messrs. Hamilton, Keith, Denby, F. Goodwin and R. Goodwin.

MINUTES

Moved by Mr. Denby, seconded by Mr. Hamilton and unanimously voted to accept the minutes of the June 26 and July 9th. meetings be accepted as written.

COMMUNICATIONS & BILLS

From: D.E.P. re: Pauline Berry's wall.  
S.M.R.P. re: reactivating old hydroelectric plants.  
Selectmen re: Council Mtg.

REPORTS OF OFFICERS & COMMITTEES

Treasurer reported a balance of \$177.32. Mr. Keith moved, Mr. Denby seconded and the vote was unanimous to accept the report.

OLD BUSINESS

Pennell's Subdivision on Ossipee Hill Road: Mr. Large presented a Final Plan and a check for \$75.00, evidence of notices to two more abutters, a copy of the deed to the entire parcel and a revised copy of test reports on all lots. Moved by Mr. Hamilton and seconded by Mr. Keith that the survey be accepted as shown. The western boundary, due to the insistence of the abutter, followed the fence line and, therefore, consisted of many short tangents and very obtuse angles, none of which were marked upon the land by any sort of a monument. Mr. F. Goodwin pointed out that, should the Board accept this survey, it would waive the regulation requiring monuments at all corners.

Mr. Gardner commented that usually such an impractical situation as this would be remedied by computing the exact line then establishing as straight a line as reasonable between the extremities, then having each owner acceding to it by proper passing of deeds.

The motion was passed by 3 in favor, one abstaining.

At the June 26th. meeting a 50 ft. green belt was asked for but it was discovered that this was inconsistent with the 25 ft. belt asked for on other subdivisions on Ossipee Hill Rd. This was reduced to 25 ft.

Mr. Hamilton moved, Mr. F. Goodwin seconded and the vote was 3 in favor, one abstaining to accept the drawing as the Final Plan under the condition that the distance across the (apparently) abandoned road and its bearing be shown and the "Final Plan" be added to the title block, also subject to all waivers and exceptions previously granted by the Board.

Mr. Large will make all additions to the Plan and deliver it along with 5 prints to F. Goodwin who will have it recorded.

ZONING: It was agreed that a zoning workshop would be held on Aug. 26th. at 7:30 pm.

NEW BUSINESS

Mr. Gardner suggested that the material on the reconstitution of former hydroelectric stations be reviewed and comments on it be made at the next meeting.

Mr. Gardner suggested that the CEO be requested to appear at the next meeting to discuss ways and means of providing the Board with current information on building permits.

Election of Officers: Mr. Hamilton nominated Mr. Gardner for Chairman; Mr. Keith moved that nominations be closed, seconded by F. Goodwin and unanimously voted. Mr. Denby moved that the Secretary cast one vote electing Mr. Gardner, seconded by Mr. Hamilton and unanimously voted. The vote was cast and Mr. Gardner elected. Mr. Hamilton nominated Mr. Denby as Vice Chm. There being no other nominations, the Chmn. declared the nominations closed asking the Secretary to cast one ballot electing Mr. Denby. This was done. Mr. Hamilton nominated F. Goodwin as Secretary and, there being no other nominations, the Chmn. declared the nominations closed and requested Mr. Denby to cast one ballot electing Mr. Goodwin. Mr. Hamilton nominated Mr. Keith as Asst. Secretary. There being no further nominations, the Chmn. declared the nominations closed and requested the Secretary to cast one ballot electing Mr. Keith Asst. Secretary. Mr. Denby moved, F. Goodwin seconded that all nominations be closed; the vote was unanimous.

Leggs: The Leggs submitted a revised application to raise their cottage 8'-6" rather than 5'-4", rotate it (as before), to grade around it with soil borrowed from their land across a driveway and to construct a retaining wall. Mr. Keith moved, Mr. Hamilton seconded and the vote was unanimous to approve their proposal understanding that all fill and disturbed land including the borrow pit be reseeded within 6 months after completion.

Caron: The Carons applied for a permit to construct a garage on their property on Clarks Bridge Rd. Since this would be an accessory building the proposed location would violate the 35 ft. setback requirement. Therefore, unless another location can be found or it can be effectively attached to the house they will have to go to the Zoning Board of Appeals for a variance. The CEO will be informed. This decision was moved by Mr. Hamilton, seconded by Mr. Denby and unanimously voted.

Ellingwood: Moved by Mrs. Hamel, seconded by Mr. Denby and unanimously voted to approve the power permit to lot 48E, Map 4.

Arthur Smith: Mr. Smith asks for permission to build a garage on his property on Middle Branch Pond. Since he proposes to set the garage within less than 35 ft. of the side property line he must ask for a variance or find a location which will comply. The CEO will be informed. This decision was confirmed by a motion by Mr. Hamilton, seconded by Mr. Denby and unanimously voted.

Pauline Berry: The Board received from the DEP a copy of the particulars relative to Mrs. Berry's proposal to repair a concrete retaining wall on her property on Little Ossipee Lake, and asking for comments. Mr. Keith moved, Mr. Denby seconded and it was unanimously voted to declare the proposed work acceptable and to so notify the DEP.


Meeting adjourned at 10:25 pm.

Respectfully submitted,

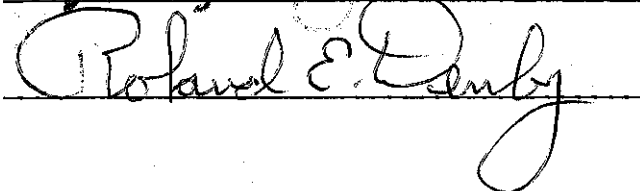


Frank Goodwin  
Secretary

Approved by:



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