

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



Regular Meeting of the Planning Board

Meeting called to order at 8:00 p.m. May 24, 1984

- I Rollcall: Roland Denby, Frank Griggs, Mike Hammond and Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Mary Elizabeth Smith was designated to vote.
- II The minutes of the previous meetings of April 26, 1984 were read and unanimously approved. The minutes of the May 9, 1984 meeting were read and Roland Denby requested a change. Corrected copies will be made and sent out.
- III Appointments:
- 8:00 p.m. Glen & Debbie Dyer
8:00 p.m. Raymond Dolbec
8:45 p.m. Carl Sellers
Robert & Barbara Linnie
- IV Communications
1. Brochure from Maine Coast Heritage Trust.
 2. Correspondence regarding Robert Toothaker.
 3. Letter from Roger Elliott regarding Dyers.
- V Reports of Committees.
- There were no reports at this meeting.
- VI New Business:
1. Glen & Debbie Dyer: The Board checked the Dyer's subdivision final plan, Honey Tree Knoll, with Appendix V in the Subdivision Regulations. Kathy Moody asked if the Board was satisfied with the plan. Mike Hammond made the motion to accept this as presented. Roland Denby seconded. Unanimously approved.
 2. Raymond Dolbec: The only change in this plan is in the common drive. The pin has been changed because the engineer thought that it should be in the middle of the driveway to avoid domestic problems. Kathy Moody asked the Board if they saw any problems with this as presented. The Board saw none. Roland Denby made the motion to accept the Pigeon Brook subdivision. Frank Griggs seconded. Unanimously approved.
 3. Robert & Barbara Linnie: Property located on Map 5, Lots #4 & #5, Zoned AR. Grandfathered lot. The Linnie's request a paper signed by the Board to place a 12' x 60' mobilehome on this property for the bank. The Board asked if the Code Enforcement Officer had looked at this. The Linnie's told the Board that he had not. The Board told the Linnie's that a mobilehome can be put on a lot if it is put on a foundation and a lot of adequate size. The Board also told them that they would have to meet all of the setback requirements. Frank Griggs made the motion that in the event that the Linnie's purchase the property that the Board will approve a permit subject to Plumbing Codes under Section 9.05 and 2.08 in the Zoning Ordinance. Mary Elizabeth Smith seconded. Unanimously approved.

3. Carl Sellers: Property located on Map 36, Lot 29, Zoned AR. This property is owned by Metaphysics Inc. Mr. Sellers informed the Board that the Barker's and Metaphysics Inc. are the same. Kathy Moody stated that technically that the Board should have something to tie them together to prove that they own it. The Board told Mr. Sellers that the Board would need proof of this. Mr. Sellers had an appointment with the Board at their next meeting.

4. Kathy Moody told the Board that Bill Chipman had called her and wanted to know if the Board would construct an Ordinance that would tie in with the Plumbing Code. The Board said that they had done their work and referred to Section 13.05 of the Zoning Ordinance.

5. The Board discussed the flood maps that were found on the file cabinet. The Board discussed whose responsibility it was to notify people. The Board said that at the Council Meeting the Conservation Commission was going to do this.

VII Communications:

1. Brochure from Maine Coast Heritage Trust. The Board acknowledges receipt of this.

2. Correspondence regarding Robert Toothaker property. Kathy Moody read the letter from the Selectmen to the Planning Board and the letter from the Seletmen to Mr. Toothaker. The Board also looked at a plot plan of Bradbury Park of 1928.

3. Letter from Roger Elliott regarding the Dyer subdivision. Kathy Moody read this letter to the Board.

VIII Adjournment.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer

