

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE



CORRECTED COPY

Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:35 p.m. July 26, 1984

- I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake, Mary Elizabeth Smith in attendance. Kathleen Moody Chairman. Kathleen Moody designated Mary Elizabeth Smith to vote until Mike Hammond arrived.
- II The minutes of the previous meetings of June 28, 1984 and July 11, 1984 were read and unanimously approved.
- III Appointments:
- 8:00 p.m. Steven Brunette
 - 8:15 p.m. Frank Kent
 - 8:45 p.m. Renald Ruel
 - 9:15 p.m. Amy LeVasseur & Neil Raymond
- IV Communications
1. Memo from Selectmen regarding their acceptance of Mel Day's resignation and the appointment of Charlot Lake as a regular member. Kathy Moody discussed the length of the appointment and the fact that it did not coincide with the length of Mr. Day's term. The Board acknowledges receipt of this.
 2. SRCC-Intent to File—Merle McCormack. The Board acknowledges receipt of this.
 3. SRCC-Intent to File—Lake Arrowhead Community. The Board acknowledges receipt of this.
- V New Business
1. Roland Denby told the Board that we need the rods for hanging folders for one of the file cabinets. Mr Denby also told the Board that the subdivision maps had been brought up-to-date and asked to start a new numbering system. The Board agreed. Mr. Denby also asked permission to throw away the proposed Zoning Revisions of 1977. Frank Griggs made the motion that Roland Denby be able to throw these Zoning Revision Booklets of 1977. No action taken. Mr. Denby also informed the Board that he is still working on the book of roads and that Jimmy Carll had been a help to him.
 2. Steven Brunette: Mr. Brunette was acting as agent for Joan Taylor. Ms. Taylor is in the process of purchasing property located on Map 38, Lot 32, Zoned AR. Grandfathered lot. This lot is 75'x217'x204'x75' water frontage. Mr. Brunette had a copy of the deed, a sales contract and a plot plan with him. The soils test has been done by Mr. Bullard, and Mr. Bullard has had a lengthy discussion with the State office to come up with a septic system, and the cottage will have to be built around it. The present owners have no legal access to this property, but Mr. Brunette said that Mr. Toothaker and Ms. Taylor will switch rights-of-ways. The cottage proposed is 1 1/2 stories. Roland Denby made the motion that the Board hold an on-site inspection on this property. Frank Griggs seconded. Unanimously approved. The date for this on-site is Monday, July 30, 1984 at 1:00 p.m. Board members who attended this inspection were Roland Denby, Frank Griggs, Mike Hammond and Mary Elizabeth Smith. Mr. Brunette told the Board that he had to close on this property on August 9, 1984. The

Board told Mr. Brunette that their next regular meeting was August 8, 1984. Mr. Brunette will attend the next meeting on this date.

3. Frank Kent: Property located on Map 35, Lot 13. Mr. Kent would like to put a yearround cottage on this property. Presently there is a summer cottage which he will use for storage. Mr. Kent told the Board that the perk test had been done. The Board discussed the right-of-way here. Mr. Kent told the Board that he understood that the right-of-way ended at the beginning of his property. Mr. Kent said that he would be 127' from Toothaker, 75' from another cottage, 100' back from the water, and 50' back from the road. The Board asked if his deed mentioned anything of the other lots. Mr. Kent said that he did not think so. Mike Hammond asked if it was possible that this was not part of the subdivision as it is not numbered the same. Mr. Denby said that this was a good point. Ms. Lake stated that the Board should see a copy of his deed. Kathy Moody asked if the Board felt that they should hold an on-site. Mr. Denby said that he thought the Board should look at Mr. Kent's deed first. Mr. Kent will mail the Board a copy.

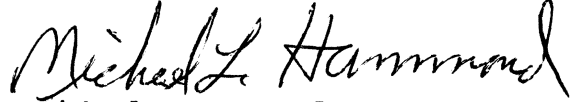
4. Renald Ruel: Property located on Map 35, Lot 14A. Mr. Ruel came to the Board regarding his building a second story on his summer residence. Mr. Ruel said that when he was at the March 14, 1984 meeting that the Board told him that he could as he walked out the door. The Board has no recollection of this and has nothing in their minutes. The Board asked Mr. Ruel what was happening with Mr. Toothaker. Mr. Ruel told the Board that when he first started his project that he received a letter from Mr. Toothaker's brother regarding a lawsuit. Mr. Ruel then went to Mr. Ayotte and showed him this letter, his deed and his permit. Mr. Ayotte said that he would go to Alfred to check this out. Mr. Ayotte told Mr. Ruel that there was no such thing as this right-of-way. Mr. Ruel said that Mr. Toothaker's deed says an easement. Mr. Ruel has talked to Mr. Toothaker and Mr. Toothaker said that his driveway is on Mr. Ruel's property and that it has never been developed. Mr. Ruel also said that Mr. Toothaker told him that if Mr. Ruel did not give Mr. Toothaker an easement that he would put a temporary stop order on this. Mr. Ruel has built the road and has had Glenn Bean look at it, and Mr. Bean made the road better. Mr. Ruel went to Mr. Toothaker again and told him that they had been friends a long time and proposed having this surveyed and developed. Mr. Ruel said that he told Mr. Toothaker that he would do it if Mr. Toothaker did not want to. Mr. Toothaker said that he would have to talk with his lawyer. Mr. Ruel also told the Board that he was to meet with Mr. Toothaker again on July 28, 1984 and try to clear this up. Mr. Ruel also said that his deed says nothing about a horseshoe driveway. The Board told Mr. Ruel that the Board has a problem with this also. The Town attorney has been notified and that they didn't think that at this time they could go any further until the Board talks with him. Mr. Ruel said that that was not a problem. Roland Denby made the motion that the Board not take any action on the second story until such time as it is discussed with the Town Attorney. Frank Griggs seconded. Unanimously approved. Kathy Moody also told Mr. Ruel that he would have to fill out another application for a permit for the second floor. Mr. Ruel said that he was not ready for the second floor anyway.

5. Amy LeVasseur & Neil Raymond: Property located on Map 7, Lot 34A. Mr. Raymond bought this property on April 12, 1983. Mr. Raymond deeded two (2) acres (Lot #2) to Ms. LeVasseur and then moved in. They were questioning ways to make a legal subdivision. A discussion was held regarding selling Lot #1. The Board told them to see an attorney.

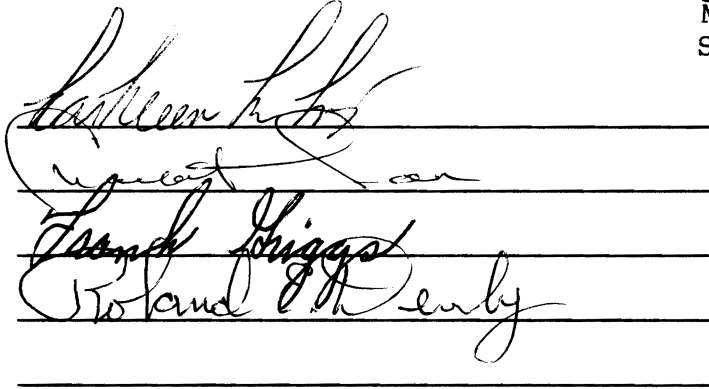
V Adjournment.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Four handwritten signatures are written on a set of five horizontal lines. The signatures are: 1. A large, stylized signature that appears to be 'Lester L. ...'. 2. A signature that appears to be 'Lester L. ...'. 3. A signature that appears to be 'Lester L. ...'. 4. A signature that appears to be 'Lester L. ...'. The lines are evenly spaced and extend across the width of the page.