

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE



Regular Meeting of the Waterboro Planning Board

Meeting called to order at 7:45 p.m. February 28, 1985

*I Rollcall: Roland Denby, Frank Griggs, Mike Hammond, Charlot Lake in attendance.
Kathleen Moody Chairman.*

II The minutes of the January 24, 1985 meeting were unanimously approved.

III Appointments:

*8:00 p.m. Beverly Dowd
8:30 p.m. Stephen Kasprzak
9:00 p.m. Richard Garvin (Robert Hamill)
9:30 p.m. Wayne Dube
10:00 p.m. Richard Steves*

IV Communications

1. Application to be placed on the agenda—David Greaton—To check on a grandfathered lot. This was placed on the agenda for the March 13, 1985 meeting at 9:45 p.m.

2. Application to be placed on the agenda—Alfred Hutchinson—To divide a parcel of land (located on Map 40, Lot 15, Zoned AR) on Little Ossipee with the intention of building. This was placed on the agenda for the March 13, 1985 meeting at 9:00 p.m.

3. Application to be placed on the agenda—Colby Sanborn—Planning to buy land and building on Lone Pond (located on Map 11, Lot 48). Would like to add two (2) bedrooms and a crawl space. This was placed on the agenda for the March 13, 1985 meeting at 9:15 p.m.

4. Application to be placed on the agenda—Paul L'Heureux—Would like a Building Permit for a second floor addition to existing camp. This was placed on the agenda for the March 13, 1985 meeting at 9:30 p.m.

5. Letter from Selectmen to Mary Elizabeth Smith accepting her resignation from the Planning Board. The Board acknowledges receipt of this.

6. Letter to the DEP and James Shildneck regarding waste material at Waterboro Hide Company. The Board acknowledges receipt of these.

7. Letter from Attorney Bruce Bergen regarding the possibility of a subdivision on property owned by Wesley Leighton. The Board decided to send a copy of this material to Roger Elliott asking for his opinion. The Board will take this home and read it.

V New Business

1. Beverly Dowd—agent for Ray Mercier—Mr. Mercier is the proposed buyer for this property in Buff Brook. The Board could not find copies of a survey that were left at the Town Hall. The Board decided to take this under advisement until they could take a look at the plans. Mr. Mercier told the Board that Mrs. Trafton (property owner) was anxious for the closing. The Board asked if the road had been fixed in front of this property. Mr.

Mercier told the Board that it is maintained by the Association, and that MSHA has approved the road in regards to a loan. Mr. Mercier told the Board that the road ends at Lot 30 and becomes a dirt road. This was put on the agenda of the March 13, 1985 meeting at 8:00 p.m.

2. Steve Kasprzak—Jim Van Wyck—Mr. Kasprzak is proposing a six (6) lot subdivision on the Chadbourne Mills Road. Mr. Kasprzak has a 200 acre parcel under contract. Mr. Kasprzak told the Board that there is good gravel and sand on this property for sewerage. Mr. Kasprzak said that if this subdivision should grow in the future he would consider underground power and utilities. He might also consider multi-family housing for rental in the future. The Board asked about driveways. Mr. Kasprzak said that there would be deed covenants in regards to common driveways. Mr. Kasprzak also requested five (5) foot contours. The Board agreed to five (5) foot intervals. The Board asked if this were to be developed further in the future if he would have recreation areas. Mr. Kasprzak said that he thought he would have to address that at that time. Roland Denby made the motion that the Board approve the sketch plan as presented, and that the Board hold an on-site inspection. Charlot Lake seconded. Unanimously approved. The date for the on-site was set for March 6, 1985 at 9:30 p.m. Mr. Kasprzak was put on the agenda of the March 13, 1985 meeting at 8:30 p.m.

3. Richard Garvin—representing Robert Hamill—Mr. Hamill would like to resubdivide a lot of 10.2 acres in Homestead Acres on the Ossipee Hill Road. Mr. Garvin gave the Board copies of the Hamill's deed. The Board asked about access to the road, and Mr. Garvin said that there would be no problem of getting into it. The Board decided to hold an on-site inspection before approving the sketch plan. The date for the on-site was set for March 6, 1985 at 11:00 a.m.

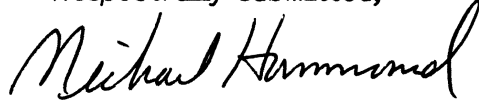
4. Wayne Dube: Property located on Route 202, known as "Tom's Garage"—The Board was given a copy of a contract for the purchase of this property. Mr. Dube would like to continue to operate a business. Mr. Dube told the Board that he would like to sell used cars with no junkyard. He would also like to in time obtain used car plates. The Board said that this is authorized as a primary use in the Village Zone. Beverly Dowd told the Board that this lot contains 26,250 square feet. Roland Denby made the motion that the Planning Board approve this under Section 9.01, which is "Existing Non-Conforming Use and Structures" of the Waterboro Zoning Ordinance as presented. Charlot Lake seconded. Unanimously approved.

5. Richard Steves: Mr. Steves represents Leonard Roberts of Oregon. Mr. Roberts owns property on the Roberts Ridge Road. Mr. Steves told the Board that there should have been subdivision approval and that two (2) attorneys has missed it in their title searches. There are existing homes on these lots. This started in 1971. Attorney Steves has obtained quit claim deeds and established boundary lines. Mike Hammond made the motion that the Board waive the sketch and preliminary plans and accept this as a three (3) lot subdivision named Roberts Subdivision. Charlot Lake seconded. Unanimously approved. Charlot Lake will record the plans at the Registry.

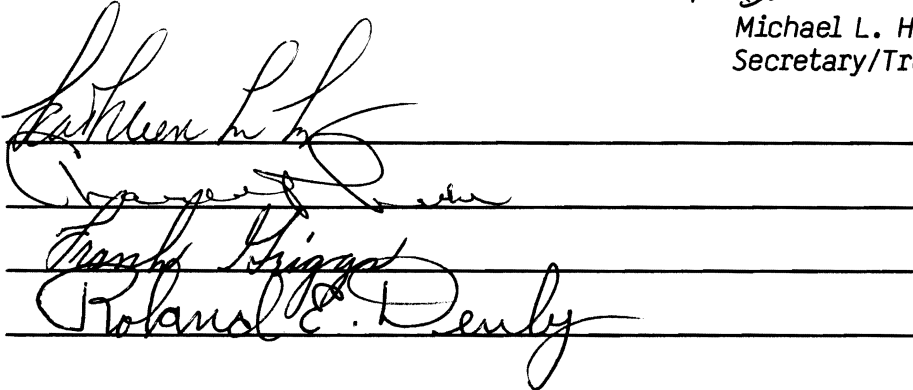
VI Adjournment.

This meeting adjourned at 10:52 p.m.

Respectfully submitted,



Michael L. Hammond
Secretary/Treasurer



Four handwritten signatures are written on four horizontal lines. The signatures are: Kathleen L. L., [unclear], Frank [unclear], and Roland E. Dewby.

Agenda for the March 13, 1985 meeting:

- 8:00 p.m. Beverly Dowd—Raymond Mercier
- 8:30 p.m. Steven Kasprzak
- 9:00 p.m. Alfred Hutchinson
- 9:15 p.m. Colby Sanborn
- 9:30 p.m. Paul L'Heureux
- 9:45 p.m. David Greaton