

TOWN OF WATERBORO  
PLANNING BOARD

WATERBORO, MAINE

nnnnnr Meeting of the Waterboro Planning Board

Meeting called to order at 7:30 p.m. March 13, 1985

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

II The minutes of the February 28, 1985 meeting were unanimously approved.

III Appointments:

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

IV Communications

1. Kathy Moody read a note from Van Foglio concerning Smith & Woodward. They own a 43 acre parcel of land, and would like to build two (2) single-family dwellings on it without splitting the lot. The Board discussed this, and decided that they have no control over it where it is over forty (40) acres as long as they abide by the setbacks. The Board left Van a note to this effect.

2. Application to be placed on the agenda—Joseph Vitko. Would like a variance on sideline setbacks on Ossipee Lake. Approval was given to Steve Brunette on a cottage smaller than Mr. Vitko would like. Mr. Vitko was put on the agenda for Wednesday, April 10, 1985 at 8:00 p.m.

3. Letter from Roger Elliott concerning Wesley Leighton's possible subdivision. Mr. Elliott agrees with Bruce Bergen. The Board acknowledges receipt of this.

4. Memo from Madge Baker—SMRPC—Ms. Baker would like to have a member of her staff attend a meeting after talking with the Selectmen. The Board would like the Selectmen present at this meeting.

5. Mike Hammond gave a Treasurers report. The Board's checking account has \$433.19 as of February 28, 1985.

6. Roland Denby told the Board that Fred Pierce had called him and wanted to know what zone his property is located in.

V New Business

1. Beverly Dowd—Raymond Mercier: Al Dionne also attended this meeting. Mr. Dionne gave the Board a copy of a letter signed by the Selectmen regarding the road in Buff Brook. The Board asked to see copies of the quit claim deeds which change the boundary lines. Beverly Dowd showed these to the Board. The Board noticed that these deeds did not note the deed restrictions or the subdivision restrictions. The Board requested that these be put on the new plans. It was decided that the plans would be taken back to the surveyor for the addition of the restrictions, returned to the Chairman so that the Board members can go and sign them so that they may be

recorded. Charlot Lake made the motion that the Board approve the Buff Brook Estates lot revisions of Lots 36, 37, 38 and 55 subject to the addition of all covenants, conditions and restrictions on said Plan recorded in the York County Registry of Deeds in Plan Book 105, pages 12 to 17. Frank Griggs seconded. Unanimously approved.

2. Steve Kasprzak: Ossipee Woods Subdivision. Lot No. 1 is zoned Village, Lot No. 2 is zoned partly Village and AR. Lots No. 3 through 6 is zoned AR. The Board checked through the subdivision regulations and decided that everything has been complied with. Steve Kasprzak told the Board that the abutters would be notified. The lot corners will be marked with posts. Roland Denby made the motion that the Board approve the preliminary plan for Ossipee Woods as submitted. Mike Hammond seconded. Unanimously approved. Mr. Kasprzak was placed on the agenda of the April 10, 1985 meeting at 8:30 p.m.

3. Alfred Hutchinson: Property located on Map 2, Lot 15, Zoned AR. Mr. Hutchinson would like to divide a piece of land on Ossipee Lake that already has two (2) cottages on it. They would like to put another cottage on it. The Board read Section 3.06.03 #1 to them which requires 80,000 square feet for each structure. The Hutchinsons asked about a variance, and the Board told them that they could go before the Zoning Board of Appeals.

4. Colby Sanborn: Property located on Map 11, Lot 48. Mr. Sanborn is purchasing a 24 foot square cottage on Lone Pond. He would like to add 18 feet on the back. This cottage is twenty (20) feet from the lake. This would not be any closer to the sidelines or the lake. Mike Hammond made the motion that the Board approve this under Section 3.03 of the Zoning Ordinance. Frank Griggs seconded. Unanimously approved.

5. Paul L'Heureux: Property located on Map 36, Lot 33, grandfathered lot. Mr. L'Heureux would like to go up eight (8) feet on his cottage. The Board told him about the thirty-five (35) foot height limit. Charlot Lake made the motion that the Board make an on-site inspection on this property. Frank Griggs seconded. Four approved. The date for the on-site is Friday, March 15, 1985 at 9:30 a.m.

6. David Greaton: Property located on Map 5, Lot 4, Zoned AR. Grandfathered lot. Mr. Greaton showed the Board a copy of his deed. He would like to put a home on this property. Roland Denby made the motion that the Board approve this under Section 9.05 of the Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

7. The members of the Board who attended the on-site inspections on Kasprzak's property reported that everything was fine. On the Hamill property everything is also all right.

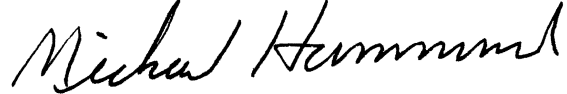
8. The Town Clerk requested that the Applications to be placed on the Agenda be mailed directly to the Planning Board. The Board approved of this change.

9. The Board would like a memo to the Selectmen indicating that they would like to have part of the selection process of new Board members.

VI Adjournment.

The meeting adjourned at 10:45 p.m.

Respectfully submitted,



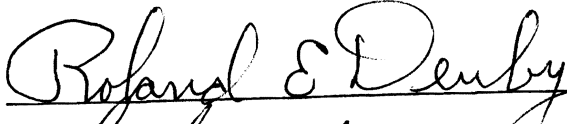
Michael L. Hammond  
Secretary/Treasurer

Agenda for April 10, 1985 meeting:

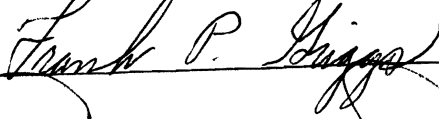
8:00 p.m. Joseph Vitko

8:30 p.m. Steve Kasprzak

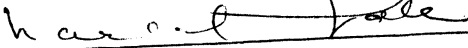
9:00 p.m. Richard Garvin (representing Robert Hamill)



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