

TOWN OF WATERBORO
PLANNING BOARD

WATERBORO, MAINE

Meeting of the Waterboro Planning Board

Meeting called to order at 7:40 p.m. April 10, 1985

I Rollcall: Frank Griggs, Mike Hammond, Charlot Lake and Dwayne Woodsome in attendance. Roland Denby conducted the meeting. Dwayne Woodsome was designated to vote.

II The minutes of the March 13, 1985 meeting were unanimously approved.

III Appointments:

8:00 p.m. Joseph Vitko
8:30 p.m. Steve Kasprzak
9:00 p.m. Richard Garvin
Paul L'Heureux
Preston Gilpatrick (Merganser Corporation)

IV Communications

1. Letter from New England Telephone requesting that minutes of each Planning Board meeting be sent to them. The Board discussed this and decided that New England Telephone could call and request these themselves.

2. Notice from Saco River Corridor Commission informing the Board that Lake Arrowhead is going to put in a water pipe. The Board acknowledges receipt of this.

3. Notice from Saco River Corridor Commission regarding William McKinnen has filed to build a single family dwelling on Lots 1627 & 1628 in North Waterboro. The Board acknowledges receipt of this.

4. Letter of resignation from Kathy Moody from the Planning Board. Roland Denby read this to the Board. The Board acknowledges receipt of this.

5. Letter from Roger Elliott regarding the Leighton question concerning a possible subdivision. Mr. Elliott told the Board that he suggested that it would be appropriate to execute the Affidavit from Attorney Bruce Bergen to be recorded. The Board discussed this, and Frank Griggs wanted to know where the responsibility was for the Town. Mike Hammond, Roland Denby and Charlot Lake signed the Affidavit. This Affidavit proved to the three (3) members who signed it that this is not a subdivision from this point backward in time. The Clerk will return this executed affidavit to Mr. Bergen to be recorded.

6. Brochure from the National Wetland Symposium. The Board acknowledges receipt of this.

7. Brochure on a workshop for Land Use. The Board read this and decided that this workshop is for Code Enforcement Officers.

8. Roland Denby informed the Board that the Selectmen have asked the Planning Board for suggestion for new members.

9. Letter to Madge Baker regarding the Hazardous Waste Ordinance from the Selectmen. The Board acknowledges receipt of this.

10. Application to be placed on the agenda: Velda Welch. April 25, 1985 at 9:30 p.m.

11. Application to be placed on the agenda: Michael D. Norton. April 25, 1985 at 9:00 p.m.

12. Memo from the Selectmen to the Planning Board with suggested changes to the Hazardous Waste Ordinance. The Board acknowledges receipt of this, and will send a letter to the Selectmen asking them to send them to Madge Baker at SMRPC.

V Appointments:

1. Joseph Vitko: Property located on Map 38, Lot 32, Zoned A.R. Grandfathered lot. Mr. Vitko has bought this lot from Steve Brunette. Mr. Brunette had been approved to have a 24' x 30' house on this lot. Mr. Vitko would like to build a 32' x 30' salt box style home. This would be about 21' from the sidelines. The Board decided to notify the abutters to see if they had any objections. Letters will be sent to owners of Lots 31 & 33. Frank Griggs made the motion that the Board send a letter to the abutters notifying them of this request and see if they have any comments or remarks. Charlot Lake seconded. Unanimously approved. Mr. Vitko was placed on the agenda of the April 25, 1985 meeting at 8:00 p.m.

2. Steve Kasprzak: Jim Van Wyck from Land Plan Associates was also present. Ossipee Woods Subdivision. Mr. Kasprzak submitted his final plan. Mr. Kasprzak has notified the abutters and any objections were asked to be sent to the Planning Board. As of this date no letters of objection have been received. Charlot Lake made the motion that the Planning Board accept this plan as presented. Mike Hammond seconded. Unanimously approved.

3. Paul L'Heureux: Property located on Map 36, Lot 33. Frank Griggs, Charlot Lake and Roland Denby attended the on-site inspection. The Board was concerned with a new porch that was on this house. Mr. L'Heureux told the Board that he replaced the porch last year, and showed the Board a Building Permit that he had been given. He also told the Board that Van Foglio had told him that he didn't really need one because of the cost. Mr. L'Heureux also told the Board that he is going to use this yearround. The Board told him to see Van Foglio for a Conversion Permit. Mr. L'Heureux wants to raise the building. Charlot Lake made the motion that the Board grant the permit to raise the camp a story under Section 2.08 of the Waterboro Zoning Ordinance without enlarging the size of the building on the lot. Mike Hammond seconded. Unanimously approved.

4. Richard Garvin: Homestead Acres Subdivision. Frank Griggs, Roland Denby and Kathy Moody attended the on-site inspection. Roland Denby told the Board that the access looks good along the road, but that there were boulders that have been moved onto the lots. The lots will all meet the frontage requirements. Frank Griggs made the motion that the Board approve the sketch plan as submitted. Charlot Lake seconded. Unanimously approved. Mr. Garvin was put on the agenda for the April 25, 1985 meeting at 8:30 p.m. (Mr. Garvin has since called and cancelled for this meeting. The gentlemen who digs his test pits is on vacation. He has been placed on the agenda for the May 8, 1985 meeting at 8:00 p.m.

5. Preston Gilpatrick: Merganser Corporation. This company is building the addition to Massabesic High School. The Board discussed the fact that this has been before the Board. This meets all the zoning requirements. Mike Hammond made the motion that the Board approved this addition and alteration to Massabesic High School under Section 2.08 of the Waterboro Zoning Ordinance. Frank Griggs seconded. Unanimously approved.

6. Norman Payeur: Property located on Map 8, Lot 12, Zoned AR. Grandfathered lot. Mr. Payeur wants to build a single family home, 26' x 40'. There was a note from Van regarding this. The Board had approved a trailer in 1984. Frank Griggs made the motion that the Board approved this as presented under Section 2.08 of the Waterboro Zoning Ordinance. Charlot Lake seconded. Unanimously approved.

VI New Business:

1. Frank Griggs made the motion that the financial report from the Board be turned in quarterly. Charlot Lake seconded. Unanimously approved.

2. Mike Hammond will get in touch with Madge Baker to see when she is available to come and talk with the Board.

3. Roland Denby informed the Board that they should be electing new officers tonight. Mike Hammond made the motion that we wait until there is a full five (5) member Board before electing new officers. Frank Griggs seconded. Unanimously approved.

4. The Board discussed buying a bulletin board, easel and a calculator for the Planning Board. Frank Griggs made the motion that the Board purchase a 4' x 6' bulletin board, an easel, and a calculator. Charlot Lake seconded. Unanimously approved.

5. Frank Griggs made the motion that on page 11, item 2 of the By-Laws for the Planning Board to have it read three (3) members being a quorum instead of four (4) members. Charlot Lake seconded. Mike Hammond said that he would like to have it kept to four (4) members as there as some decisions that this Board makes that he didn't believe three (3) people should make. One (1) approved, one (1) objected. Two (2) did not vote. Roland Denby suggested that this be brought up at the next meeting so that the Board members could think about it.

VII Adjournment.

This meeting adjourned at 10:40 p.m.

Respectfully submitted,

Michael Hammond

Michael L. Hammond
Secretary/Treasurer

Roland E. Deuby

Frank Higgins

Robert A. ...

Dwayne Workman

Agenda for the April 25, 1985 meeting:

- 8:00 p.m. Joseph Vitko
- 8:30 p.m. CANCELLED (Richard Garvin)
- 9:00 p.m. Michael D. Norton
- 9:30 p.m. Velda Welch & Roy Hurlburt